

# OPEN SPACE & RECREATION MASTER PLAN

NOVEMBER 2016



## **PREPARED FOR**

Open Space & Recreation Master Plan Committee  
Town of Nahant

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# PROJECT INTENT

The *Open Space & Recreation Master Plan* is envisioned as a conceptual design exercise which began primarily as an analysis of the existing recreation features located throughout the Flash Road recreation facility. Specifically, the focus was to understand if the existing features (e.g., hard courts, ball fields, etc.) were placed appropriately for the existing soil conditions and hydrology, community demand, optimum utilization of the land resource, etc. The project was then expanded to include all other active and passive recreation resources throughout Nahant as a means of providing the Administration with a cursory management tool designed to promote improved facility maintenance, standardization of common features (e.g., signage, material use, etc.), and the reduction of duplication. The project contract was initially awarded for a cost of \$18,400 and the scope of the master plan effort was appropriately scaled to achieve the most with the limited funding - an intensive study of the Flash Road facility, a lesser study of the Lowlands and Tudor Beach and Wharf, and a general cursory consideration of the other town recreation features. The Town has recently sought and received a State grant for \$20,000 which will be used to continue this master plan effort in order to more thoroughly study and design the Flash Road recreation facility. As a conceptual plan effort, it is important to remember that this is not intended to address the needed engineering and hydrological studies needed before creating a plan capable of being used for the bidding and construction processes.

# PLAN SUMMARY

For the smaller, mature suburbs of Boston like Nahant, open space and recreation planning is a strategic tool. Communities like these are significantly built out, leaving only small portions of land available to the public for enjoyment, health, exercise as well as preservation of the natural environment and support of the local ecosystem. It's important to ensure these spaces are programmed appropriately, accessible to all, rich in features and value, and sensitive to environmental realities.

The *Open Space & Recreation Master Plan* maximizes these integral pieces of the community by:

- Outlining an inventory of the Town-owned open space areas and their conditions,
- Setting category types,
- Establishing use programming and site statistics, and
- Outlining specific actions and opportunities.

Based on the feedback and information gathered from the Open Space & Recreation Master Plan Committee and November 2015 Design Charrette, this *Master Plan* is focused on evaluating and making recommendations based on the following areas:

- Programming,
- Usability,
- Aesthetics, and
- Environmental.

This *Master Plan* is an overview of all Town-owned open space areas and provides concepts and ideas for those spaces that can be implemented in the short and long term. It's understood that this Plan will be used as a foundation for more in-depth, site-specific plan developments in the future. The Town should also consider engaging engineering and/or landscape architectural services when developing final implementation plans for a number of specific sites (noted throughout the Plan) due to the critical role the sites play in the ecology and hydrologic network in town (see Flooding Concern section).

# INTRODUCTION

The residents of Nahant cherish the numerous open space features located throughout the community. While Nahant is one of the smallest communities in Massachusetts in land area, open space and recreation opportunities exist at various spots with the added benefit of being surrounded by water. The town's coastal and military history have played a significant role in creating these spaces which residents desire to see brought to their fullest potential.

## A VISION OF THE FUTURE

Through the implementation of the actions of the Open Space and Recreation Master Plan Committee, residents have dedicated spaces for athletic recreation, picnic spaces for gatherings and family events, as well as passive opportunities for walking, relaxing, and taking in breath-taking views of the surrounding area. Residents and visitors can enjoy the new tennis and basketball courts, relocated soccer field, reorganized ballfields, and improved the Heritage Trail at the Flash Road Recreation Facilities. Kids of all ages can utilize different parks including playgrounds at Little Nahant, the Lowlands, Flash Road Recreation Facility, and Pleasant Street. Dedicated picnic areas have been installed at Bailey's Hill Park, Canoe Beach, Flash Road Recreation Facility, Henry Cabot Lodge Park East Point, Little Nahant Playground, the Lowlands, Marjoram Park, and Pleasant Street Playground. Beachgoers have many options to choose from throughout town each with easy access and stellar maintenance: Black Rock Beach, Canoe Beach, Forty Steps Beach, Short Beach, Crystal Beach, Stony Beach, and Tudor Beach. Walking and hiking can be enjoyed at Bailey's Hill Park, Flash Road Recreation Facility, Henry Cabot Lodge Park East Point, and the Lowlands.

Connecting these various sites has been achieved through two major actions recommended in the *Open Space & Recreation Master Plan*: signage and a connector trail system. Site-specific signage utilizing a unified graphic design layout has helped to identify each of these facilities while also providing valuable use information such as hours of operation and restrictions. The connector trail system creates a network of streets and trails to connect the open spaces and have had significant improvements to improve aesthetics, safety, and multi-mode transport options. The network consists of Nahant Road with new street lighting, bike markings, and, improved sidewalks, the Heritage Trail with a single trail material throughout entire path as well as trail markers consistently located, and finally the new Nahant Green Loop made up of Willow Road, Cliff Street, Vernon Street, and Swallow Cave Road which now have improved and new sidewalks, route markers, and bike markings.

Reaching this Vision was achieved through the concerted work of various Town departments, committees, and residents who understand the inherent value and importance of these spaces.

# PROCESS & PUBLIC PARTICIPATION

The *Open Space & Recreation Master Plan* was led by the consultant team at VM Consulting Engineers LLC, with prior contributions by the Open Space & Recreation Master Plan Committee (Committee) and the Town Administrator. The Committee is an ad-hoc advisory committee established to develop a conceptual master plan for use by Town Administration. Starting in the late summer / early fall 2015, the Committee worked with the Town Administrator to outline the scope of the Master Plan and perform initial study work. The Committee included seven members: Heather Goodwin, Sara Mellen, Vi Patek, Anne Whinston Spirn, Jen McCarthy, Tony Roossien, and Town Administrator Jeff Chelgren as ex-officio. There were also numerous advisory members from various other organizations and Town committees who provided additional feedback and information to the Committee. The Committee broke into focused working teams which were: Lowlands; Flash Road Park; Beaches; Memorial Benches, Neighborhood Parks, and Rights-of-Way; Trails and Pathways; and Beautification.

The consultant team initiated their portion of the study with a visioning session on October 27, 2015, with the Committee. The visioning session included three main components: 1) outlining the study process, 2) discuss previous study and research regarding the open space and recreation facilities in Nahant, and 3) putting together "visions" of the future potential for the three main focus areas of the Lowlands, the Flash Road Recreation Facility (along with Bailey's Hill), and Nahant Road.

Thorough site analysis was then performed by the consultant team at each of the Town-owned areas. This analysis included capturing data related to the space's design, aesthetic quality, amenity and passive recreation element mix, active recreation facility mix, natural resource quality, trail system, as well as photo documentation. The information from the site analysis was used to confirm and update the information gathered from the previous open space studies.

A design charrette was then hosted by the consultant team on November 18, 2015, with 60 members of the public. Held at Town Hall, the charrette had attendees break up into six groups. The first phase of the charrette had each group focus on one of three topics: beautification, the Flash Road Recreation Facility, and the Lowlands. During this first phase, groups were challenged with discussing, collaborating, and agreeing on elements of these areas that should be "kept," "tossed," or "created/added." Through the exercise, the groups documented what they felt



**DESIGN CHARRETTE - CONCEPT MAP**



**DESIGN CHARRETTE - WORKING GROUP**

worked well at those open space areas, what no longer was needed there, and what was missing but would help improve the open space area. The second phase was the hands-on portion called the “sandbox.” This phase asked each group to work with maps and aerial images of the Lowlands and Flash Road Recreation Facility and essentially redesign them. They were provided movable graphics to represent various athletic fields, buildings, trails, and vegetation which they then worked together to place throughout the map.

An element of significant discussion at both the visioning session and design charrette was stormwater and the hydrology of the Lowlands and Flash Road Recreation Facility. This area acts as a catchment and stormwater drainage system for the town. Participants at the visioning session voiced their concern to ensure that the system is supported through any design or programming changes rather than undermined.

## **FLOODING CONCERNS**

Nahant is blessed with a large amount of uniquely-configured open space that lends itself well to the placement of active and passive recreation facilities. The land has remained largely undeveloped and available for public use principally because it lies within historic, tidal flood areas (see flood map below). Over time the Town has placed ballfields, hard courts, pathways, and

miscellaneous recreation features throughout this open space with an understanding that site challenges existed because of the high probability of flooding and the existence of wetland soils and hydrology.

This *Master Plan* does not attempt to provide a comprehensive analysis of the soils and hydrology within these flood storage areas, but instead, uses existing information and empirical data to guide recommendations. Further study will be required before implementing the master plan recommendations in these higher risk areas throughout the Flash Road and Lowland properties. The limited funding applied to this master plan study was insufficient for the level of hydrological analysis ultimately needed prior to taking any of the master plan recommendations to full implementation. It is important to remember that this is a conceptual master plan and should not be viewed as a detailed facility construction plan.



# OVERVIEW OF TOWN-OWNED SPACES

The Town of Nahant owns a wide range of open space areas that are enjoyed by the community. As a way to better understand each of these spaces and their relation to the community, these areas have been broken down into classifications.<sup>1</sup> Those classifications are defined on the following page.



<sup>1</sup> Categories are based on open space classifications set by the National Recreation & Park Association

## OPEN SPACE CLASSIFICATIONS

### Neighborhood Parks:

Generally one to 10 acres and accessible by walking or bicycling, these parks are designed to serve a population within a one-half mile radius. They're intended to offer recreational and social activities at the neighborhood scale. Typical facilities include playgrounds, ballfields, multi-purpose courts, and passive recreation areas with picnic and/or seating areas.

### Community Parks:

Generally 10 to 50 acres and accessible by driving, these parks are larger and provide a wider variety of recreation opportunities and athletic facilities. They're typically located near collector or arterial roads. Facilities typically included are playing fields for sporting events, community civic center buildings for indoor events, swimming pools, tennis courts, racquetball courts, and play areas.

### Special Facilities:

These facilities differ from ordinary park space. The facilities included in this category are boat ramps, zoos, stadiums, and other single-purpose facilities.

### Commercial Recreation Facilities:

Commercial recreation facilities are privately operated, for-profit facilities including, but not limited to, skating rinks, bowling alleys, golf courses, amusement parks, health clubs, and riding stables.

### Greenways:

Effectively tie park system components together to form a continuous park environment.

### Park Trails:

Multi-purpose trails located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with natural environment. Type I: separate/single-purpose, hard-surfaced trails for pedestrian or bicyclist/inline skaters; Type II: multi-purpose, hard-surfaced trails for pedestrians and bicyclists/inline skaters; Type III: natural trails for pedestrians, may be hard- or soft-surfaced.

### Connector Trails:

Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation. Type I: separate/single-purpose, hard-surfaced trails for pedestrians or bicyclist/inline skaters located in independent right-of-way; Type II: separate/single-purpose, hard-surfaced trails for pedestrians or bicyclists/inline skaters, typically located within road right-of-way.

Neighborhood Parks	Community Parks	Special Facilities	Commercial Recreation Facilities	Greenways	Park Trails	Connector Trails
Little Nahant Playground	Bailey's Hill Park	Bang's Trust	Golf Course	Nahant Road	Heritage Trail**	16 James Avenue Steps
Marjoram Park*	Black Rock Beach	Greenlawn Cemetery				Street-to-Shoreline Trail Connectors
Pleasant St Playground	Canoe Beach	Tudor Wharf*				Nahant Green Loop
Veterans Park	Flash Road Recreation Facility					
	Forty Steps Beach					
	Henry Cabot Lodge Park East Point					
	The Lowlands					
	Short Beach					
	Stony Beach					
	Tudor Beach*					

\* See the "Tudor Beach, Wharf, and Marjoram Park" section of the *Master Plan*

\*\* See "The Lowlands," "Flash Road Recreation Facility," "Golf Course," and "Bailey's Hill Park" sections of *Master Plan*

# ANALYSIS & RECOMMENDATIONS OF TOWN-OWNED SPACES

This chapter provides an overview analysis of each site that then leads into recommendations that the Town can implement in the coming years. Before recommendations can be developed and put into action, it's necessary to understand the current state and realities of each of the Town-owned spaces. In doing so, you're able to determine both the limitations as well as the potential of these sites.

Setting the current conditions is done by providing general statistics about each site such as its classification, size, zoning<sup>2</sup>, and surrounding land uses, as well as a descriptive narrative of the property. These narratives include specifics about the way the space is designed, how it looks, the passive and active elements that exist in the property, its role in the natural resource network, and whether there are any trails or connections to the site.

In developing recommendations and visions for each of the Town-owned open space areas, there were a number of recurring themes that evolved. Many of the actions outlined in this chapter can be (and are called out to be) implemented at more than one site. This may be helpful when it comes to implementation as the action (such as site signage) can be developed in tandem for a number of properties all at the same time. The recommendations that follow can best be associated to the four following themes: **programming**, **usability**, **aesthetics**, and **environment**. The common recommendations for each of these themes include:

## Programming

Programming pertains to the intended use of a space. Programming is most successful when the physical realities are fully understood such as the size of the space, its location and surrounding uses, and accessibility. When including more than one use within a space, it's extremely important that they do not conflict with or diminish the success of each use.

Overall, the programming of the sites is not problematic and are recommended to remain the same. However, the programming for the Lowlands and the Flash Road Recreation Facility are recommended to be considered for future modification. In doing so, both park areas will strengthen the proposed use via co-location of services and amenities while minimizing some of the conflicts that were discussed during the study.

## Usability

If a site is not usable, no one will want to enjoy it and the community will lose sight of its value. Improving the usability of a site will draw more residents to the space and help gain more awareness of what it offers. Many of the usability recommendations provided in this chapter deal with access via trails and paths, replacing furniture with updated pieces, and even providing bicycle racks to encourage people to bike to the sites rather than drive and search for parking.

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<sup>2</sup> See Appendix B for zoning code classification

A common usability recommendation at nearly every site is the installation of site signage. This type of signage identifies the property and could easily be coupled with regulatory signage such as hours of operation and dog regulations. Site signage may best be done on a Town-wide basis so that there is a common look and implementation at all sites.

### Aesthetics

Beautification of the Town's open spaces was a primary area of focus for the Committee. To that end, there are many actions that can be taken at each of the properties in order to improve the aesthetics. That said, it's also important to balance the natural beauty of these spaces as well. Beautification recommendations focus primarily on the human-installed fixtures (such as furniture) while also encouraging additional natural elements (such as trees) to improve the beauty of these areas.

### Environment

A community's open spaces play a significant role in the local environment. They provide local habitats and food for animals while also helping to minimize many man-made environmental issues such as toxins in the air and urban heat island effects. Additionally, many of these areas in Nahant also serve as wetlands and stormwater catchment areas that protect the developed portions of the town. At present, many of the parks that offer picnicking include trash cans on site. To encourage more sustainable practices, recycling cans should be considered as well.

Improvements to any of these sites should ensure they do not diminish or impact the park's role in the environment. The actions outlined here help to improve that role while adding to the three areas above (programming, usability, and aesthetics).

Recommendations for each Town-owned open space area are identified as either "optimize current design" or "optimize potential." Actions labeled as "optimize current design" are intended to be done in the short term and focus bringing the site up to a state it was originally designed for. Those actions labeled as "optimize potential" however can be done both in the short and long term but deal with enhancing the site to its highest and best open space use. A narrative outlines the rationale and intent of the actions which is then followed by a table of proposed actions. Each action is then identified with the themes and optimization they directly relate to.

For the purposes of this chapter, Marjoram Park, Tudor Beach, and Tudor Wharf are combined due to the interconnected role the three spaces play. The Heritage Trail has been evaluated in each of the open spaces areas it runs through: the Lowlands, Flash Road Recreation Facility, Golf Course, and Bailey's Hill Park.

# NEIGHBORHOOD PARKS

## LITTLE NAHANT PLAYGROUND

Zoning	NR
Size (Acres)	0.34
Surrounding Land Uses	Residential, Open Space



SITE MAP

### Existing Conditions

The Little Nahant Playground is located along Nahant Road between Little Nahant and Short Beach. It was purchased by the Town in 1905 for use as a playground.<sup>3</sup> The park offers both active and passive recreation. As a neighborhood park, it serves residents within a close distance and can be accessed by foot or bike, which is why there's no parking at the site itself. It however also lacks any bicycle facilities to encourage residents to bike to it.

Although there's no lighting within the playground, the streetlights along Nahant Road offer some residual lighting. The space is meant to be utilized by children and families during the daytime and therefore lighting is not necessary.

<sup>3</sup> Nahant Open Space and Recreation Plan 2008, page 22

As is true of nearly all other open space and recreation areas in the town, there are no signs to identify or welcome people to the playground. The only signs at the property are regulatory signage regarding leashing of dogs and when dogs are permitted on the beach (Short Beach). No dogs are permitted on any beach, May 1st through September 30th. At other times dogs may be on beach but must be leashed.

The space is well maintained with nice green lawn space around the sand play area. The play area could use clearing of some grass intrusion. The wire fence separating the playground from Nahant Road is in need of repair or replacement as it's falling over in some spots.

For play space elements, the playground features a swing set, a tire swing, monkey bars, and a play structure. This play equipment is in good shape though could use some cleaning/maintenance.

There are a number of additional amenities offered at the playground. Four benches are situated around the play area which could use some cleaning. There's a small picnic shelter that could use some maintenance and also is too small for the picnic table located within it. In addition to that picnic table, there are two other picnic tables and all need cleaning and painting. There's one trash can provided at the picnic shelter.

Environmentally, the playground acts as a buffer between the dune grass area along Short Beach and Nahant Road. There are only eight trees at the site, and they're planted in a linear fashion along the wire fence. It appears that two trees have been removed along this linear edge. There are no trees planted anywhere else within the playground to provide shade and protection from the wind.

## *Recommendations*

The park serves a close residential neighborhood where there are no other playgrounds. While there's no need to modify the use programming of the Little Nahant Playground, there are a number of improvements that can be made in order to improve its usability, aesthetic, and environmental impact.

### **OPTIMIZE CURRENT DESIGN**

The passive infrastructure (such as the benches, picnic tables, and picnic shelter) requires maintenance which will both improve the look of the park but also be more welcoming to users. The wire fence along Nahant Road requires maintenance which will also improve the welcoming aspect.

Access into and out of the playground can also be improved. The playground sits against the sidewalk running along Nahant Road, however, there are no distinct paths to guide users into the playground. Two low-maintenance, environmentally-sensitive paths could be incorporated at either end of the playground coming from the Nahant Road sidewalk. The paths could be made of compacted earth as a subsurface and topped with packed gravel or a similar fill to ensure access for all users including wheelchairs.

The surface of the play area can be optimized for safety, aesthetics, and maintenance. Consideration should be given to: 1) clear the play area of all weeds and grass, 2) install a weed barrier below the play surface (depth will depend on the surface fill used), 3) regrade and apply mulch or some other environmentally-friendly fill appropriate for play surfaces, and 4) incorporate an edge element to separate the grass and play area that doesn't create a tripping hazard.

An interpretive sign could also be considered to educate users such as kids in the neighborhood about the natural grass area and its role in storm protection and protecting of the soils and sands.

Trees play a major role in the environment as well as our general enjoyment and experience of a place. The two trees that have been lost along the fence line should be replanted to re-establish that edge. Additionally two or three trees could be planted around the benches and/or picnic area to provide shade to park users.

### **OPTIMIZE POTENTIAL**

A primary usability improvement to consider should be the installation of a bike rack or two to encourage kids in the neighborhood to ride their bikes to the park, adding in further exercise for them. Additionally, the tight configuration of the picnic shelter and table should be corrected by either enlarging the shelter or using a smaller table within the structure.

Signage will make significant improvements for the park. By installing a site-specific sign, the park will be easier to identify and can also include regulatory information all in one unified sign.

## OPTIMIZE CURRENT DESIGN

Install access paths from the sidewalk along Nahant Road to the playground

Improve the play area surfacing with a weed barrier, regrading, new surface fill, and edging

Replace or repair the wire fencing along Nahant Road

General repair and repainting of the benches and picnic tables

Plant two trees along the fence line that have been lost

Plant two or three additional trees around the play area, primarily near the benches, for shading

Include a recycling can alongside the trash can

Interpretative Signage - install near the natural grass area on the eastern side of the playground to provide environmental information and education about the grasses and natural habitat

## OPTIMIZE POTENTIAL

Replace the picnic shelter with a larger structure or utilize a smaller picnic table within the existing structure

Install one or two small bicycle racks, at either end of the existing fencing

Site Signage - to identify the playground and provide use information (such as hours of operation, dog regulations)



## PLEASANT STREET PLAYGROUND

Zoning	NR
Size (Acres)	0.35
Surrounding Land Uses	Residential, Municipal



**SITE MAP**

### *Existing Conditions*

Located on Pleasant Street, the playground is directly behind the Public Library and kitty-corner to Town Hall. The playground adds to the municipal complex and offerings for the community in this neighborhood. Thanks to its location, users have the ability to park at the Town Hall in order to use the playground as well as walk or bike to it. There's a large hoop-style bicycle rack with space for six bikes.

Similar to other sites, this playground has no site-specific signage. There however is a sign regarding dog regulations. There also is no lighting within the playground aside from the street lighting provided along Pleasant Street. The park is not intended for evening use so lighting is not necessary.

Overall, the playground is very well maintained. The play structure appears to be relatively new and in good condition. It includes two climbing structures and six swings.

The furniture at the site however is not cohesive. There are three different benches scattered throughout (one a memorial bench). Two children's picnic tables are accompanied by one standard-sized picnic table. A single trash barrel is provided near the entrance, but no recycling is provided.

The playground includes a number of mature trees throughout and along the edges of the site. The trees appear in good health. They provide shading and protection to users while also adding to the tree canopy that exists in the area.

## *Recommendations*

The Pleasant Street Playground is in very good condition and provides an excellent added amenity to the municipal area. There are a few recommendations for improvement that will help improve the usability as well as aesthetic of the park.

### **OPTIMIZE CURRENT DESIGN**

A recycling can could be installed alongside the existing trash cans in order to encourage picnickers to recycle rather than simply throw items away.

A replacement program for the play equipment should be considered to allow for replacement as needed in the future.

The surface of the play area can be optimized for safety, aesthetics, and maintenance. Consideration should be given to: 1) clear the play area of all weeds and grass, 2) install a weed barrier below the play surface (depth will depend on the surface fill used), 3) regrade and apply mulch or some other environmentally-friendly fill appropriate for play surfaces, and 4) incorporate an edge element to separate the grass and play area that doesn't create a tripping hazard.

### **OPTIMIZE POTENTIAL**

Right now, the park features three benches, each of a different style and in different parts of the park. One single style of bench could be selected and used at the park. An additional bench could be added alongside the bench near the main entrance. By coupling the benches here, it provides for a conversation area for visitors. Site signage will also help to identify and improve the park. A site-specific sign can also include regulatory information such as hours of operation and dog regulations.

## OPTIMIZE CURRENT DESIGN

Develop a replacement program for play equipment as it ages

Improve the play area surfacing with a weed barrier, regrading, new surface fill, and edging

Include a recycling can alongside the trash can

## OPTIMIZE POTENTIAL

Utilize one style of bench throughout the site and consider having a total of four benches, two situated together near the main entrance, one by the play structures, and the final one by the sidewalk facing in toward the playground

Site Signage - to identify the playground and provide use information (such as hours of operation, dog regulations)



## VETERANS PARK

Zoning	NR
Size (Acres)	1
Surrounding Land Uses	Residential, Commercial, Open Space



**SITE MAP**

### *Existing Conditions*

Veterans Park is a passive recreation park that's home to the Town's annual Veterans Day ceremony. It's located at the intersection of Nahant Road, Castle Road, and Ward Road and is the welcoming feature to Nahant Proper. The park is very well maintained which speaks well to its prominence and visibility. The siting of the park also puts in in close proximity to Black Rock Beach (to the west), the Life Saving Station (to the north), Short Beach (to the east), and the Lowlands (to the southeast).

The park is highly accessible. Although there is no parking within the site itself, it is located next to the Lowlands which includes a large parking area (by permit only). On street parking is also available on Ward Road (by permit only). There are sidewalks along the Nahant and Ward road edges as well as one marked crosswalk at the northern point of the park to cross Nahant Road. There however are no bicycle facilities provided at the site for people to lock up their bikes. An asphalt path that's in fair condition crosses the park from east to west, with a paver path coming off of it to access the veterans memorial in the center of the park.

There's a single building on the property - a small brick building for National Grid Gas - which is in good condition. There are no other structures in the park. The lack of buildings helps to ensure the focus on the memorial feature in the center.

While the memorial feature certainly implies that it's a veterans park, there is no site-specific signage. The memorial also features a memorial stone, but the etching has become difficult to read.

There are a number of benches provided in the park to provide spots for relaxing and reflection - five benches circle the memorial feature while a sixth bench is located along the asphalt path. All benches are in excellent condition.

Over 20 trees are scattered around the park, primarily along the park edges. The trees are of various ages and of both evergreen and deciduous nature.

## *Recommendations*

Veterans Park's location and relevance have ensured that the park is exceptionally well maintained and accessible. A few recommendations will further build upon its current state.

### **OPTIMIZE CURRENT DESIGN**

While there are paths within the park, they are made of two different materials. By utilizing a single material type for the pathways, it will help to tie it together. Pavers are preferred over asphalt due to asphalt's environmentally-negative tar mixture and contribution to the urban heat island effect.

### **OPTIMIZE POTENTIAL**

It is evident that the park is memorial-based, however, a site-specific sign will solidify its purpose and can also include any regulatory information in a unified manner. Similarly, the memorial stone at the central feature could have the etching repaired to make it more legible.

Consideration should be given, dependent on feasibility, of removing the brick utility building and potentially placing the utility elements underground. Doing so will help to eliminate the visual distraction that it creates. Additional plants and bushes would also help enhance the overall appearance if the building remains.

## OPTIMIZE CURRENT DESIGN

Utilize a single material style for the paths in the park (pavers)



## OPTIMIZE POTENTIAL

Remove the brick utility building (if feasible)




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Site Signage - to identify the park and provide use information (such as hours of operation, dog regulations)

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Repair the etching in the memorial stone to improve the readability



# COMMUNITY PARKS

## BAILEY’S HILL PARK

Zoning	NR
Size (Acres)	4.6
Surrounding Land Uses	Residential, Open Space



The Bunkers - Access Point



The Bunkers - Clearing at Top



SITE MAP

### Existing Conditions

Bailey’s Hill Park is at the southern side of Nahant and is the end point of the Heritage Trail. It’s made up of three areas: the Bunkers on the north and west side, the Flatland at the center, and Bailey’s Hill at the southeast point.<sup>4</sup>

There is no signage throughout the park except for a few small Heritage Trail markers in the Bunkers. There’s easy pedestrian access to and through the park, but there are no bicycle racks leaving cyclists to have to lock their bikes to trees, fencing, or the benches. It should be noted that there are no pedestrian crosswalks near or at any of the main entrance points.

<sup>4</sup> Management Plan for Bailey’s Hill, page 4



The Flatland



Bailey's Hill - Viewing Vista

### **The Bunkers**

This is the largest portion of the park with the most tree growth. It includes rugged features which are experienced through the walking path that cuts through the hill. It also has two gun emplacements (of the former Gardner Battery) and earthworks that have been built around and over them.<sup>5</sup>

At the northern side, there's a gravel road entrance from Gardner Road which may be used as limited parking. Otherwise, access is by foot from this entry point (which is also part of the Heritage Trail) or from the east by a switchback footpath from the Flatland. Being a passive recreation site, the Bunkers feature three benches to provide relaxation for walkers/hikers as well as viewing vistas from this prominent location. One of the benches however is in need of repair or replacement.

### **The Flatland**

This central area of the park is the primary area with parking access. At the Bass Point Road entrance, there are four parking spaces (resident permit only). There are 30 marked parking spaces around the circular asphalt roadway that cuts through the Flatland. About ten unmarked spaces are also available in a parking lot at the northern side of the Flatland at the end of Willow Road.

The Flatland offers a number of amenities for users as well as special events. There are three benches along the edge of the large lawn area, a single bench along the asphalt path that leads up to Bailey's Hill, as well as seating within the gazebo structure. The gazebo is in great shape though a portion of the lattice work needs repair.

The Flatland is very well maintained and manicured. It provides large lawn space for relaxing and picnicking as well as town events. Although a majority of the Flatland is dedicated to open area, there are a number of trees around the circular asphalt drive which help to minimize the urban heat impact of the asphalt.

### **Bailey's Hill**

Like the Bunkers, Bailey's Hill is also well vegetated and covered with trees. There are a few clearings on this hill to provide viewing vistas for park visitors. There's an asphalt path that leads from the Flatland to the top of the hill. From there, users can use a few natural paths to get to different sides of the hill and explore.

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<sup>5</sup> Management Plan for Bailey's Hill, page 6

## *Recommendations*

Bailey's Hill Park is a beautiful landscape made up of the natural beauty of the vegetation on the two hills as well as the well manicured lawn space of the Flatland. It's also a destination point for walkers, hikers, dog owners, and special town events. Implementing a few actions will help to improve its usability and beauty.

### **OPTIMIZE CURRENT DESIGN**

Bailey's Hill Park is very well maintained, however, the gazebo lattice work could be repaired. The Flatland is an excellent location for picnickers during the warm months. While there's a trash can in this area by the circular asphalt drive, a recycling can may also be installed alongside the trash can. It will encourage users to recycle any appropriate materials.

### **OPTIMIZE POTENTIAL**

Depending on the Town's needs and future plans for the paved parking and driveway, consideration should be given to replacing the asphalt, auto-oriented elements with more park-like elements. A natural trail path that mimics the existing Heritage Trail would connect The Bunkers and Bailey's Hill.

It's important to encourage visitors to pick up after their dogs by providing dog waste bags. These stations can be installed where trash cans are currently located such as at the Gardner Road entrance and circular drive in the Flatland. Similarly, as a destination for recreation, bicyclists need locations to safely and appropriately lock up their bikes when visiting the park. Bicycle racks could be installed at the three main entrances (Gardner Road, Bass Point Road, Willow Road). A crosswalk may be installed at Gardner Road across Trimountain Road in order to improve safety for walkers accessing this entrance point.

Site signage may also be installed at those three main entrances. There currently is no signage at the park to identify it or provide any historical context. A site sign that includes a map and marking of the Heritage Trail through the park will encourage users to explore and take full advantage of the park. Interpretive signage could also be considered along the Heritage Trail to bring awareness of the wildlife and plants in the park.

The park includes a number of useful amenities. It's important these amenities are maintained and replaced when necessary. The broken bench atop the Bunker should be repaired or replaced.

## OPTIMIZE CURRENT DESIGN

Repair the lattice at the gazebo

Include a recycling can alongside the trash can in the Flatland

## OPTIMIZE POTENTIAL

Provide dog waste bag stations where trash cans are located (Gardner Road entrance, circular drive in Flatland)

Install bicycle racks at the Gardner Road, Bass Point Road, and Willow Road entrances

Install a crosswalk at Gardner Road across Trimountain Road

Replace asphalt driveway and parking area with new path system similar to Heritage Trail

Replace the broken bench at the Bunkers

Site Signage - park sign/map at the three main entrances of Gardner Road, Bass Point Road, and Willow Road; this should also include use information (such as hours of operation, dog regulations)

Interpretive Signage - along Heritage Trail identifying wildlife and plants



# BLACK ROCK BEACH

Zoning	NR
Size (Miles)	0.35
Surrounding Land Uses	Residential, Open Space



Northern Entrance



## SITE PLAN

### Existing Conditions

Black Rock Beach is a long beach area on the western side of Nahant that extends from Little Nahant Road at the north down to Black Rock Point. The beach itself is in great condition with two areas open to the general public.

Access to the beach is limited due to residential development along the waterfront. The current conditions evaluation is broken up based on these two access points: northern entrance (across from Life Saving Station) and southern entrance (along Castle Road).

Black Rock Beach is known as the town’s “doggie beach” where residents regularly bring their dogs to play and swim. It is the only place where dogs can play and swim off-lead year round. It’s also a popular location for kite surfing.



Southern Entrance

### **Northern Entrance**

This entrance point is marked by the native grasses, trees, and plants that are left to grow naturally. There's a very rough natural path leading from Castle Road as well as a smoother natural path from Nahant Road. There are no bicycle racks for any cyclists who may come to the beach. Also related to access, there are no crosswalks to get to this entrance area.

A single, small red sign identifies the beach and use limits. There's a single trash can provided at this access point.

### **Southern Entrance**

This access point is marked by native grasses as well as rough rocks along the beach area. A single boat ramp is provided at the southern end of the access area and the beach area is used for kayak storage. There are no crosswalks to access this entrance area.

There's no signage at this location to identify it as a public access point to the beach. There are also no trash cans provided at this access point.

## *Recommendations*

As a public beach, Nahant maintains Black Rock Beach very well. The recommendations provided here are limited to usability.

### **OPTIMIZE POTENTIAL**

The longer footpath at the Northern Entrance from Castle Road is very rough and marked by a number of rocks that make walking difficult. The path could be cleared of the rocks, but keeping the path in its natural state (no paving). Many residents utilize the Southern Entrance to store their kayaks. By installing a kayak rack, it will help to organize the kayaks while also improving the look of the beach area.

Site-specific signage may be installed at both entrance points to identify the beach and provide use information. This site signage will also help improve awareness that the public can access these two areas. As a destination, it's important to provide bicycle racks for safe and proper storage of bikes. One rack (for two to four bikes) could be installed at each entrance.

Finally, pedestrian safety should be of concern as the beach is located along Castle Road which tends to see drivers traveling at higher speeds than allowed. A marked crosswalk may be installed at each entrance area:

one at the western side of the intersection of Ward Road and Castle Road, another at the intersection of Castle Road and Harbor View Road.

**P U A E**

**OPTIMIZE POTENTIAL**

Improve the rough path at Castle Road access at the Northern Entrance
Install a bicycle rack (for 2-4 bikes) at each entrance
Kayak rack at Southern Entrance
Site Signage - to identify the beach and provide use information (such as hours of operation, dog regulations); both entrances
Install two crosswalks to improve safety - western side of intersection of Ward Rd and Castle Rd (Northern Entrance) and Castle Rd and Harbor View Rd intersection (Southern Entrance)



## CANOE BEACH

Zoning	NR
Size (Acres)	1.06
Surrounding Land Uses	Residential, Institutional, Open Space



**SITE MAP**

### *Existing Conditions*

Canoe Beach itself is under private ownership (Northeastern University).

Accessed from Nahant Road near the intersection with Swallow Cave Road, this beach includes a parking area for nine vehicles (resident only). There are also ten on-street spaces available along Swallow Cave Road (also resident only). Lighting is provided within the parking area and Nahant Road. There's one small bicycle rack in poor condition next to the parking lot.

There are no sidewalks, requiring pedestrians to walk in Nahant Road. Similarly, there are no crosswalks to get to the park or beach. There's an old fence that runs along Nahant Road and the beach area in need of repair. A portion of the fence is wooden split rail while a larger portion (hidden by vegetation) is an old chain-link fence.

The beach and park areas are beautiful. The park area is well maintained while the beach is wide and stony though mostly covered during high tide. The park area features a flagpole and memorial rock. The rock is in memoriam of Corporal Richard R. Davis, U.S.M.C., and identifies the site as Memorial Point.

Signage in the area creates an uninviting experience. Similar to Black Rock Beach, there's a single, small red sign that identifies the beach and use limits. Below it however is a very large parking sign identifying the lot as resident-only. At the end of the parking area, there's a large red sign noticing visitors that they are entering Northeastern University property, that public access is allowed but parking is not.

There are some amenities available to beach and park users. Four benches are located in the park area along Nahant Road oriented toward the beach. There's a trash can and the only recycling can provided near the parking area though both are old and of different styles. Eight mature trees are scattered throughout the park area. Some young shrubs are located around the access point to a pumping station, most likely as a means to create screening.

## *Recommendations*

Canoe Beach and Memorial Park are beautiful areas that can be further improved. The recommendations here are related specifically to usability and aesthetics.

### **OPTIMIZE CURRENT DESIGN**

The pumping station located in the park is necessary but it could be better concealed. The young shrubs are a start, but additional methods should be considered such as wood fencing that will still provide easy access to the station. The trash and recycling cans could be replaced with cans of similar style; it'd be best to then to locate those cans near the picnic tables. The Town could consider replacing the fence along Nahant Road with a single style.

### **OPTIMIZE POTENTIAL**

By installing sidewalks on both sides of the park area (along Nahant Road and Swallow Cave Road), pedestrian safety and access will be improved. The bicycle rack that's provided near the parking area is in need of replacement and should be installed on a concrete pad to further limit any theft.

Memorial Point park would also benefit from the installation of one or two picnic tables. The grass lawn area provides for easy picnicking but tables are more inviting and easier for some residents to use. Site-specific

signage should be installed near the entrance to identify both the beach and park area as well as provide use information. This site-specific signage should be more prominent than the parking restriction signage.

Consideration should be given to stabilizing the edge of the beach and roadway. The Short Beach Dune Grass Restoration Plan worked well along that portion of Nahant Road. Although the concept would be a scaled back version, the design principles could be applied at the site. The Town should consider engaging Northeastern University to see if a dune grass restoration plan could be developed across the beach line on both properties. If such work is to proceed, consideration should be given to install protective, rope fencing as exists at Short Beach.

## P U A E

### OPTIMIZE CURRENT DESIGN

Replace trash and recycling cans with cans of similar styles

Consider additional screening methods around the pump station

### OPTIMIZE POTENTIAL

Install sidewalks on both sides of the park area (along Nahant Road and Swallow Cave Road)

Replace bicycle rack and set on a concrete pad

Provide one or two picnic tables

Site Signage - to identify the beach and park and provide use information (such as hours of operation, dog regulations)

Develop a dune grass restoration program along with Northeastern University



# FLASH ROAD RECREATION FACILITY

Zoning	NR
Size (Acres)	~17.33
Surrounding Land Uses	Residential, Municipal, Open Space



Little League Fields



SITE MAP

## Existing Conditions

The Flash Road Recreation Facility is one of Nahant’s largest open space areas and includes a wide range of programming and uses which are:

- Recreation fields (little league fields, soccer field, basketball courts, and associated outbuildings)
- Passive recreation (picnic tables, playgrounds, Heritage Trail)
- Special uses (community garden, butterfly garden)
- Municipal facilities (elementary school, public works building, fire station, public restrooms, parking areas)

The Johnson Elementary School, Fire Department, and Public Restroom buildings are all in great condition and repair. The Public Works Building and surrounding property however are not at the same standard and are visually jarring compared to the surrounding park spaces. The Snack Shack building behind the Public Works Building is in need of repainting. Similarly, there are a number of outbuildings around the recreation



Eastern Portion



Western Portion



Soccer Field

facilities for storage of sports equipment which all need repair and repainting. Three of the four ballfields have dugout structures which also are in need of repair and repainting.

Access to the facility is confusing at first. There's a large parking lot on the north side of the site off of Flash Road, however, this parking area is shared with the fire station and public works vehicles (about 11 spaces for general public). There are two parking lots around the elementary school with a total of 59 parking spots as well as two handicap spots. The larger school parking lot is restricted to school personnel from 7am to 5pm. There's also an access drive that connects the school parking areas with the Flash Road parking lot.

Pedestrian access is limited to the sidewalks along Spring Road and Flash Road as well as the access drives through the site. Additionally, the Heritage Trail provides non-vehicular access from the northeast entrance (across from the access point to the Lowlands) which then runs between the recreation fields and public buildings. This trail, however, is very difficult to follow due to lack of consistent surface and infrequent posting of the small Heritage Trail markers. There's also an asphalt path that runs from Flash Road to the playground at the north side of the school, but it ends abruptly near the playground rather than continuing up to the driveway. There are four marked (green) crosswalks that connect to the site: 1) Flash Road at the far east end of site to cross to the Lowlands Heritage Trail path, 2) Flash Road at Fox Hill Road, 3) Flash Road at Castle Road, and 4) Castle Rd at Range Road. A fifth crossing should be considered on Castle Road at the main driveway entrance to the school. There are no bicycle racks except for a couple that are in bad condition by the entrances to the elementary school.

Lighting is limited at the park facility. The parking lot to the north of the elementary school has three lights. There are also lights installed at the tennis/basketball courts on the east side of the park (one of the five is hanging loosely and doesn't appear to be wired).

There are a number of signs used throughout the site. In addition to the infrequent Heritage Trail markers, the three large municipal buildings have signs applied to their facades to identify them. There's also a freestanding sign at Castle Road and Flash Road for the school. Another freestanding sign is located at the end of the Flash Road parking lot for the little league fields. One more site sign is installed at the Community Garden, along with an interpretive sign at the butterfly garden. The signs used throughout the property are all of different styles, sizes, and coloring.

Quite a few amenities are provided throughout the park as well. Picnic tables are located at the Snack Shack, three at the playground on the south side of the school, and four around the large playground on the east side of the park. The park also includes a number of benches: two at the playground south of the school,



Johnson Elementary School

three around the hard courts at the eastern side of the park (in very bad condition), four around the large playground also on eastern side (varying styles and states of repair), two at the half basketball court to the north of the school, and two at the playground to the north of the school. Trash cans (of different styles and conditions) are located in various areas of the park: one at the half basketball court north of the school, two at the field closest to the Public Works Building, one at the far east entrance across from Lowlands access point, and one at the playground south of the school.

Seating is also provided at the ballfields. There are team benches at each ballfield for each team. Most of the fields have two viewing stands (all of different styles and states of repair; wooden ones at southwest field need immediate replacing).



Fire Department

As noted, there's a wide range of recreation uses featured in the park. Four ballfields, taking up the largest amount of recreation area, are in fair condition. There's a single soccer field that runs parallel to the golf course area. The soccer field is uneven which can impact playability and player safety. There are also two basketball courts. A full court is located on the far east side which has lighting but the surface is cracked. It also has a fence around three sides which is in need of repair or replacement. A half court is located to the west of the Public Works Building which is in good condition. Two tennis courts (side-by-side) adjoin the full basketball court. The tennis courts are in very bad shape with the net gone during the site visit. The fence around the tennis courts is in need of repair. There's a dangling spotlight above the tennis courts that doesn't appear to be wired.



Public Works Yard & Access Road

Lawn space and picnic areas are scattered throughout the site where recreation fields and playgrounds are absent. There however is no real designated picnic area aside from the one table by the Snack Shack.

Kids from the neighborhood as well as the school have a number of different playgrounds to use at the park. Two of the playgrounds are for school use: one to the south of the school and is fenced in, a smaller one is between the Public Works Building and the half basketball court. The largest playground is at the far east end of the site and is meant for the general public. All are in good condition and well maintained.

There are numerous trees throughout the site, specifically along the edges with the golf course and throughout the lawn areas that run along Flash Road. There's also a significant wetland area to the east of the site which impacts the hard courts. This wetland area is part of the stream/canal system that runs from the Lowlands down to the golf course (which is to the south of the Flash Road Recreation Facility).



Hardcourts



Butterfly Garden



Community Garden

It's important to note that the overall site is part of a flood storage area that serves over half of the town area. Flooding is common during rain events. Flooding concerns will be addressed in future design phases.

## Recommendations

Reprogramming the uses of the Flash Road Recreation Facility, based upon the suitability of the soils, topography, and hydrology, is the prime focus of the recommendations. The overall site is governed by topographic and hydrological issues. The types and locations of site uses need to take these limitations into consideration. Through the potential reconfiguration, the primary uses proposed for this facility include: recreation (four ballfields, one soccer field, one full basketball court, two tennis courts), municipal (school, school parking lots, public parking lot, DPW facility, Fire Department), special uses (community garden, butterfly garden, covered activity area), and passive recreation (two school playgrounds, new community playground).

Visual representations of the recommended reprogramming and design changes to the Flash Road Recreation Facility can be found in Appendix C.

### OPTIMIZE CURRENT DESIGN

There are a few quick actions that can be taken to make immediate improvements to the Flash Road Recreation Facility. Recycling cans could be installed alongside any trash cans to encourage park users to recycle. All park benches could be replaced with a single park bench design to create uniformity and consistency. An interpretive sign(s) may be installed near the wetlands area on the eastern side of the park to provide environmental information and education about the area, the natural habitat, and the wetlands role in stormwater protection.

The surface of the playgrounds can be optimized for safety, aesthetics, and maintenance. Consideration should be given to: 1) clear the play areas of all weeds and grass, 2) install a weed barrier below the play surface (depth will depend on the surface fill used), 3) regrade and apply mulch or some other environmentally-friendly fill appropriate for play surfaces, and 4) incorporate an edge element to separate the grass and play area that doesn't create a tripping hazard.

### OPTIMIZE POTENTIAL

The Heritage Trail should be rerouted to run from the Lowlands crossing, along Flash Road to the new parking lot access point, where it will then turn into the park and run along the driveway, and then turn by the access drive toward the existing community garden. The trail could be installed with a consistent material and

adequate dimensions consistent with the Lowlands portion of the trail (bark mulch or packed gravel). Heritage Trail markers could be located intermittently along the updated path to improve visibility.

Consideration should be given to the arrangement of the four current ballfields at Flash Road. The four ballfields could be reorganized such that three baseball fields are all centralized with a fourth field, junior baseball, located nearby. Further study should be done with the recreation groups to ensure the reorganization will meet the sport requirements and popularity. The soccer field could then be relocated closer to the school. The location of the full basketball court and tennis courts are compromised by their proximity to the wetlands. These three courts could be re-installed to the east of the relocated soccer field. Relocating the soccer field and hard courts will provide the space to centralize the baseball fields.

By reorganizing the ballfields, a new lawn area is can be created adjacent to the Flash Road public parking lot. This space could be the location of the relocated Snack Shack with new picnic tables added to create a dedicated picnic area. Trash/recycling cans could then be placed to encourage residents to picnic and have special gatherings in this space.

The playground areas around the park facility could be modified to better meet the needs of the community. The play equipment in the small playground on the south side of the school could be replaced for kids ages 6 and under (pre-K and K). The playground to the north of the school could then be dedicated for students in grades 1-4. As part of the reorganization of the baseball fields, the larger playground space on the eastern end could be moved so that it's between the new hardcourts and the junior baseball field.

Signage plays a big role in the reconfigured Flash Road Recreation Facility as well. Site signage could be installed at four locations: 1) Heritage Trail access point at Flash Road, 2) new parking lot entrance on Flash Road, 3) driveway access point near the community garden, and 4) the south entrance at Goddard Drive via the Heritage Trail. The site signage could include a map of the entire facility, facility name, hours of operation, and regulations such as for dogs.

### **LONG-RANGE PLANNING**

The Town of Nahant may want to consider further reconfiguration through additional long-range planning. The primary conflicts in the Flash Road Recreation Facility are the Public Works Building and Fire Department. These two uses cause safety, programming, and aesthetics concerns with the overall vision for the facility. The Public Works Building and yard functions could be reconfigured to better accommodate the new recreation facility design. The Fire Department building, if expanded, could also be redesigned to work harmoniously with the long-term Flash Road Recreation Facility design.

**OPTIMIZE CURRENT DESIGN**

Improve the play area surfacing with a weed barrier, regrading, new surface fill, and edging

Replace park benches throughout site using consistent style and material

Include a recycling can alongside the trash cans at the new picnic area on the eastern side of the park

Interpretative Signage - install near the wetlands to provide environmental information and education

**OPTIMIZE POTENTIAL**

Reroute Heritage Trail to run from Lowlands crossing through the site such that it runs along the driveway access. Ensure trail treatment is consistent with Lowlands style (width and material).

Expand the public parking lot on Flash Road behind Public Works Building (closing yard area for public access)

Reorganize the four current ballfields at Flash Road into a centralized zone of: (3) baseball fields, (1) junior baseball field. Relocate Snack Shack central to the field orientation.

Add a covered activity area near the centralized baseball fields for picnic or community events

Move the soccer field just east of the school

Move the hardcourts on eastern end of site to the east of the new soccer field

Move the large playground on eastern side of site to sit between the new hardcourts and junior baseball field

Create picnic area near the relocated Snack Shack near the Flash Road parking lot

Replace play equipment at small playground on south side of Johnson School with equipment appropriate for ages 6 and under (pre-K and K)

Wayfinding Signage - install Heritage Trail marker posts along the new path to clearly identify route through Flash Road starting at Lowlands crossing and running to Bailey's Hill access (via connection behind military housing - see design sketch for redevelopment of property)

Site Signage - park sign/map at four main locations: 1) far east pedestrian access from Lowlands crossing, 2) parking lot entrance to ballfield area, 3) driveway access point near community garden, and 4) south entrance at Goddard Dr via Heritage Trail; include use information

Remove various sheds and outbuildings throughout recreation facilities and combine into one or two structures

Upgrade dugouts and viewing stands that are consistent in style and material

# FORTY STEPS BEACH

Zoning	NR
Size (Linear Ft)	~440
Surrounding Land Uses	Residential, Open Space



Forty Steps Beach



Viewing Location



SITE MAP

## Existing Conditions

Forty Steps Beach is a cove beach area created by Castle Rock at its southern edge. Accessed from Nahant Road, the beach is to the north of Canoe Beach. There’s no parking provided at the site, nor available on street. Visitors to the beach can get to it on foot thanks to the sidewalks on both sides of Nahant Road. There are no bicycle racks provided, causing cyclists to lock their bikes on the railing of the viewing area.

At the Nahant Road access is a viewing area which includes two benches and a trash can. There’s no signage at the viewing area nor the beach to identify the area or any use regulations. It needs its official read sign. Street lighting along Nahant Road provides lighting for the viewing location. The viewing area provides beautiful views of the ocean as well as direct access to the beach below. Stairs from the viewing area down to the beach are in excellent condition and were recently installed. There are two additional benches at a landing halfway down the stairway.

The beach is in excellent condition providing a sandy area for enjoyment by residents. It’s well maintained with no trash visible.

## Recommendations

The Forty Steps Beach is an excellent open space that provides relaxation and swimming opportunities at the beach as well as resting and amazing view vistas from the viewing area at street level. There are only a couple of improvements that could be made to this site.

### OPTIMIZE POTENTIAL

One or two double-sided bicycle racks could be installed at the sidewalk near the viewing area. This will provide safe storage of bikes and discourage cyclists from locking their bikes on the railings which then blocks views. Site signage could also be installed, primarily at the viewing area, to identify the beach and provide any relevant use information.

P U A E

### OPTIMIZE POTENTIAL

Install one or two double-sided bicycle racks at the sidewalk near the viewing area

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Site Signage - to identify the beach and provide use information (such as hours of operation, dog regulations)



# HENRY CABOT LODGE PARK EAST POINT

Zoning	NR
Size (Acres)	8.3
Surrounding Land Uses	Institutional



Henry Cabot Lodge Memorial



SITE MAP

## Existing Conditions

Henry Cabot Lodge, Jr. Memorial Park is located at East Point and has a long, rich history. Originally the site of the Nahant Hotel, it then became the home estate of Henry Cabot Lodge, Jr. This was then followed by the site being converted to the Nike Military Base with missile silos.<sup>6</sup> The Town then established the area as the Henry Cabot Lodge, Jr. Memorial Park in 1986 after it was decommissioned.<sup>7</sup> The Nahant Open Space Management and Land Acquisition Committee then created a park management plan in 1999 in order to establish proper maintenance, protection, and use of the park.

The memorial park owned by the Town takes up the eastern half of East Point. The other portion is owned and maintained by Northeastern University. Northeastern University is working on a self-guided tour program that includes the entire park.

<sup>6</sup> Nahant Reconnaissance Report 2005, page 20  
<sup>7</sup> Management Plan for Henry Cabot Lodge, Jr., Memorial Park, page 1



View and Military Embankment



Viewing Location

There are monuments located in the park for both Ambassador Lodge and former Governor of Massachusetts and Ambassador to Italy John A. Volpe, both of whom resided in Nahant. Due to its past as a military base, there are a number of concrete silos and embankments that still exist around the site. There's also a garage on the southern side of the park that's used by the Town and in fair condition. There are no specific site signs at the park aside from a parking and access restriction sign that is in poor condition. This is in comparison to the Northeastern University portion which has a number of site and wayfinding signs, creating two very different user experiences between the two adjoining sites.

Access to the park is via the end of Nahant Road and requires going through the Northeastern University property. There's a paved access drive that runs through the site, however, vehicles are not permitted to drive through nor park in the site (aside from special permits for the elderly and handicapped). A small parking lot is on site but available to the special permit requirement. No lighting is provided at the park. Visitors can easily park at the Canoe Beach parking lot and then walk through Northeastern to get to the memorial park. Bicyclists can also access the park and ride along the asphalt path. There are no bike racks provided in the park for cyclists to secure their bikes though.

The oval asphalt access drive around the park provides easy walking and exercise opportunities for visitors. There are a number of natural walking paths that extend from the gravel drive towards the water's edge, but they could use clearing and potential widening. Additionally, seating areas have been created at various viewing areas to take in the sights of the ocean. These seating areas have a mismatch of different bench styles and states of condition.

The large lawn area in the center of the oval asphalt drive provides users a number of use options: picnicking, dog exercise/play, pickup sports, sunbathing. The lawn is well maintained and devoid of trees and structures, except for a couple smaller trees and brush. Although the site is perfect for picnicking, there's only one trash can provided near the small, restricted parking lot.

There are numerous trees throughout the north and western portions of the park that provide a great habitat for local birds and animals. There are minimal trees and shrubs along the cliff edge on the east and south sides of the park, allowing for clear views out to the ocean.

This beautiful parkland offers a wonderful landscape and viewing opportunities, however, a significant portion of the park's edge is steep cliffsides at the north, east, and south sides. These cliff areas, while interesting landscape features, pose a safety concern for users of the park. There are a number of old guardrail/fence features that have become damaged and rusted as well.

## Recommendations

Nahant has taken a proactive measure to ensure the proper maintenance and ongoing protection of the Henry Cabot Lodge, Jr. Memorial Park thanks to its *Management Plan*. The recommendations here are to build upon that plan rather than replace it. The Town could work with Northeastern University to incorporate any improvements and changes that are implemented into their self-guided walking tour of the park.

### **OPTIMIZE CURRENT DESIGN**

To build off of the picnicking aspect and encourage environmental sensitivity, a recycling can should be located here alongside the trash can.

### **OPTIMIZE POTENTIAL**

There are a number of actions that can be taken to help improve the usability of this large park space. The first would be to install a bicycle rack or two (large rack of up to six-bikes) near the small, restricted parking lot. Also in this location, a park sign with map of the entire site could be installed to identify the park and show visitors the different portions of the park they can access. It may also include use information like hours of operation and dog regulations. The benches in the park could be replaced over time using one single bench style to create uniformity in the park.

Similar to the site signage, interpretive signage could also be installed at two different locations in the park. An environmentally-based sign could be located near the vegetated area to the north or west to provide information about the natural habitat and encourage user sensitivity to that area. Another sign regarding the varied history of East Point could be installed around the oval asphalt drive to pass along the story of the Nahant Hotel, Lodge Estate, and Nike Military Base.

**OPTIMIZE CURRENT DESIGN**

Remove and/or replace the old guardrails and fencing with safety features that are appropriate to the location

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Include a recycling can alongside the trash can by the small, restricted parking lot

**OPTIMIZE POTENTIAL**

Install a bike rack at the small, restricted parking lot just to the west of the oval asphalt drive

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Site Signage - park sign/map at the main entrance point near the small, restrict parking lot; it should also include use information (such as hours of operation, dog regulations)

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Utilize a single bench style throughout the park

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Interpretive Signage - install two signs: 1) an environmentally-based one to be installed near the vegetated area to provide information about the natural habitat, and 2) a historically-based one to inform visitors about the previous uses of the area



# THE LOWLANDS

Zoning	NR
Size (Acres)	59.31
Surrounding Land Uses	Residential, Commercial, Open Space



Parking Lot



Ballfields



SITE MAP

## Existing Conditions

The Lowlands is a significant open space area that includes typical open space features and serves as part of a larger wetlands network which connects to the south through the Flash Road Recreation Facility and finally into Bear Pond in the golf course, which serves as a stormwater storage area. It is prone to flooding. It's located next to other open space areas including Veterans Park (to the north) and Short Beach (to the east).

The park is accessed by Nahant Road to the northeast, Ward Road on the west, Dump Road via Spring Road on the east, and Spring Road to the south. There's a large paved parking lot of 83 spaces (four are marked handicapped), restricted for resident use. The only lighting at the Lowlands are three lights in the parking area. There's also on-street parking allowed by permit along Ward Road.

Pedestrian access is available through the site via the Heritage Trail. The trail begins at the southern corner of the parking lot and runs south through the wetlands area. The trail is a mix of grass and gravel and of sizable width. There's also an asphalt path from the parking lot to Nahant Road (connecting to Short Beach). Marked (green) pedestrian crossings are provided at the entrance to Short Beach as well as the Heritage Trail access



Basketball Court



Heritage Trail

point at Flash Road. While bicyclists can get to the park easily via the street network, there are no bike racks provided for storage while visiting the park.

The primary signage is for the Heritage Trail with a large sign at the entrance to trail from parking lot. There's a smaller trail marker at trail entrance at Flash Road. One use-restriction sign is located at the compost area.

The only seating amenity, not related to the recreation fields, is a single picnic table to the east of the large ballfield. Trash cans are provided: one at the Heritage Trail entrance from Flash Road, one at the parking lot entrance to Heritage Trail, and one at the basketball court on Spring Road.

Recreation amenities include two ballfields in good condition, each with seating for players. There's also a metal viewing stand located nearby. One full basketball court is located along Spring Road that's in great condition. It however is located next to the compost area (along Dump Road) with no appropriate screening other than minor vegetation.

The wetlands area (taking up a large portion of the Lowlands) has been drained and filled over the years to allow for different uses. This interesting area plays an important role in the habitat for local birds thanks to the wet ditches, thick cover, and food sources.<sup>8</sup> Wet "canals" run through this area as well, though they have become dense and stagnant with fallen vegetation. Culverts were installed in 2005 to bridge the wetland canals<sup>9</sup> as well as allow the Heritage Trail to run through the area. Dense trees and other vegetation run throughout the wetlands area. Additionally, trees are also planted around the basketball court at Spring Road and along Nahant Road.

## Recommendations

The Lowlands play an integral role in the open space and recreation network for Nahant, similar to the Flash Road Recreation Facility. Similarly, the Lowlands play a key role in the hydrologic and ecologic systems of Nahant. It floods periodically and provides stormwater detention. Any future plans should take account of this important function. While the area has an interesting mix of uses, a number of improvements can be made to increase the usability while also supporting its role in the local environment. The Town is advised to engage engineering services when developing final implementation plans due to the critical role this site plays in the

<sup>8</sup> Nahant Open Space and Recreation Plan 2008, page 43

<sup>9</sup> Nahant Open Space and Recreation Plan 2008, page 8

hydrologic network in town. The recommendations proposed in this *Master Plan* are conceptual and will require further engineering analysis.

Visual representations of the recommended reprogramming and design changes to the Lowlands can be found in Appendix D.

### **OPTIMIZE CURRENT DESIGN**

A number of improvements could also be made to the Heritage Trail beginning with the trail materials. The portion of asphalt could be removed, while bark mulch or packed gravel could be applied throughout the length of the trail. The canal culverts could also be enhanced and replaced with wood footbridges. This will provide an aesthetic improvement and may also improve the water flow in the canals. Invasive plants should be removed from the wetlands and any of the border vegetation. Removing the culverts and clearing of the canals will need environmental engineering analysis to achieve maximum drainage functionality and environmental health.

The basketball court along Spring Road could receive additional buffering from the compost area which can be done through planting of more trees and shrubs. This will also help to provide additional visual buffering for the residences along Spring Road. Similarly, evergreen trees could be considered for the vegetation between the softball fields and the compost area to create year-round visual buffering. The two softball fields in the park could receive improvements by installing new viewing benches to provide seating to spectators.

The asphalt edges around the large parking lot may be removed and replaced with gravel throughout in order to improve the permeability of this area. Asphalt could be kept for the circular path around the lot as well as the center parking area. Parking bumper wheel stops may be installed at the end of each parking space in the new gravel portion to properly identify spaces.

### **OPTIMIZE POTENTIAL**

To maximize the recreational potential of the Lowlands, a pick-up soccer field could be incorporated into the green space near the softball fields. A second basketball court could also be added next to the existing court on Spring Road. A parking area may then also be added next to the basketball courts. Any new design must take account of periodic flooding.

A new picnic area with two or three more tables could be created in the lawn area near Irish Town. This new area would help to support the commercial area as well as provide a passive recreation area in the large site. Trash and recycling cans could then be added to this new picnic area. A new bicycle rack may also be

installed near this picnic area as well as another installed along the asphalt path between the parking lot and Short Beach access point. Along this same line, portions of the Heritage Trail that run through the wetlands may be able to be cleared to create meadow spaces perfect for picnicking and general passive use. This area and the improvements should be treated with a higher finish to reflect the commercial use in Irish Town.

While restrooms are provided across Nahant Road at the Life Saving Station, a port-o-potty facility similar to those at the Department of Conservation & Recreation's (DCR) Long Beach/Nahant Beach should be considered for this site.

The Town may want to consider replacing the vegetated area between the parking lot and Nahant Road with a large rain garden. A rain garden in this location would provide additional stormwater storage for the area while also creating a visually interesting space. Further professional analysis will be necessary to determine the feasibility and scale of the potential rain garden.

Similar to other park areas, various signage may also be installed in the Lowlands. Site signage could be installed at the entrance near Irish Town, at the entrance from the Short Beach crossing, and improvements/replacement of the Heritage Trail map to be consistent with the other two new site signage pieces. This signage could also include use information such as hours of operation and dog regulations. Interpretive signage may be installed along the Heritage Trail identifying the wildlife and plants through the wetland area along with historical information about the Lowlands as an educational element.

User safety could be improved along the park's edge with Nahant Road. A safety barrier such as a split-rail fence may help to keep children from running into the road. Additionally, a stormwater mitigation element (like a landscaped bioswale) could be installed along with the safety barrier. Such an element would help to hold stormwater as well as create added vegetation and aesthetic appeal. A crosswalk could also be installed for pedestrians across Spring Road to access the basketball court.

## OPTIMIZE CURRENT DESIGN

Add viewing benches to both softball fields

Consistent surface (bark mulch or packed gravel) for Heritage Trail from parking lot to Flash Rd and connection to compost area

Remove all canal culverts under Heritage Trail and install wood footbridges

Remove asphalt portions of Heritage Trail

Remove asphalt element from parking lot edges (keep asphalt for circulation path and center parking area), replace with gravel throughout and place parking bumpers in order to identifying parking spaces

Improve screening between basketball court compost area to create distinctly separate areas (trees, shrubs)

Clean out canal from parking lot area to Flash Road

Remove invasive plants throughout wetlands and any border vegetated areas, better manage the tree line and under story growth

## OPTIMIZE POTENTIAL

Add a second basketball court next to existing court

Add a parking area next to the basketball courts

Create meadow spaces along Heritage Trail for picnicking and general passive use

Install a crosswalk across Spring Road at the intersection with Dump Road

Install two bicycle racks: 1) along asphalt path between parking lot and Short Beach access point, 2) at new picnic area next to Irish Town

Install trash and recycling cans at new picnic area

Site Signage - park sign/map along Nahant Rd near street crossing and next to Irish Town entrance; improved sign at Heritage Trail entrance at parking lot; this should also include use information (such as hours of operation, dog regulations)

Interpretive Signage - along Heritage Trail identifying wildlife and plants throughout the wetland area

Install a safety barrier and stormwater mitigation element (such as a bioswale) along park's edge with Nahant Road

Replace vegetated area between parking lot and Nahant Road with a rain garden

Enhance flood storage function

## SHORT BEACH

Zoning	NR
Size (Acres)	7.4
Surrounding Land Uses	Residential, Open Space



Short Beach and Signage



SITE MAP

### Existing Conditions

Short Beach is the largest Town-owned barrier beach in Nahant and runs along the east side of Nahant Road just south of Little Nahant. The area also includes a former US Coast Guard Life Saving Station with garage and public restrooms (owned by the Town).<sup>10</sup> There's a sizable linear park area that separates Short Beach from Nahant Road. The large sandy beach and linear park area are both well maintained.

The Life Saving Station and garage are located within the linear park area. Both buildings are very well maintained and in excellent condition. Lighting is provided on the buildings only, as well as along Nahant Road (on the opposite side of street). It appears there used to be a light (either for lighting or crossing signal) at the Irish Town entrance to the beach.

Access to Short Beach is very easy. There's a small parking lot located next to the Life Saving Station (restricted) as well as across the street at the Lowlands parking lot (resident permit required). There's no on-

<sup>10</sup> Nahant Open Space and Recreation Plan 2008, page 13



Life Saving Station



Access Point to Lowlands

street parking allowed on either side of Nahant Road. Pedestrian access is available via a winding asphalt path that runs the length of the linear park area. In addition, there are three hard surface access paths that run from Nahant Road toward Short Beach: an asphalt path at the mid entrance south of the Life Saving Station, a concrete path at the Lowlands parking lot entrance, and another concrete one at the Irish Town entrance. There are bicycle racks (each for six bikes, all needing painting) at the entrance south of the Life Saving Station, at the Lowlands parking lot entrance point, and the Irish Town entrance point.

Signage throughout the Short Beach and linear park are limited. There's a large sign on the Life Saving Station facade identifying it. There are also a couple small red metal signs identifying Short Beach and town regulations. There's no primary beach identification.

There are quite a few benches provided along the park area all facing out toward beach (all could use painting and stain): two at the mid entrance south of the Life Saving Station, one along the dirt path between the Life Saving Station and the Lowlands parking entrance, four at the Lowlands parking entrance, six at the Irish Town entrance, and three at the very southern end. Beach and park users can also utilize a number of trash cans: one at the northern entrance by Little Nahant playground, two at the mid-entrance south of the Life Saving Station, two at the Lowlands parking lot entrance, and two at the Irish Town entrance.

A number of trees are scattered throughout the park area that runs along Short Beach, mostly evergreens. The scattered state of the tree locations allows for view lines from Nahant Road out toward the water and Short Beach. This linear park area is primarily made up of native dune grass planted by the Town to reduce erosion.

## Recommendations

Short Beach is the largest, consistent Town-owned beach in Nahant and offers significant swimming and sunbathing opportunities to visitors and residents. It is also near the gateway to Nahant and therefore highly visible and visited. As such, the Town worked with Stantec in 2012 to develop the *Short Beach : Master Planning Recommendations*. The recommendations provided here are meant to build upon that plan rather than replace it. These recommendations are provided to help improve this prime beach area.

### OPTIMIZE CURRENT DESIGN

As outlined in the Little Nahant Playground recommendations, interpretative signage could be utilized to inform users of the grasses and natural habitat and to encourage and draw awareness to their environmental role.

Short Beach is one of the few locations that already includes bicycle racks which is a great step. Those racks however may be repainted (or replaced). In the same realm, there are also many benches provided throughout the linear park area but they could be repainted and stained.

### **OPTIMIZE POTENTIAL**

Site signage will help to better identify the beach, outline the beach and park area via a map, and provide any necessary regulatory use information for users of the beach. These signs may be installed at the four primary access points: the concrete pathway from Lowlands parking lot and the concrete pathway from Irish Town.

**P U A E**

### **OPTIMIZE CURRENT DESIGN**

Repaint (or replace) the existing bicycle racks

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Repaint and stain all benches throughout the linear park area

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Interpretative Signage - install near the natural grass area on the eastern side of the Little Nahant playground to provide environmental information and education about the grasses and natural habitat (see recommendations for Little Nahant playground)

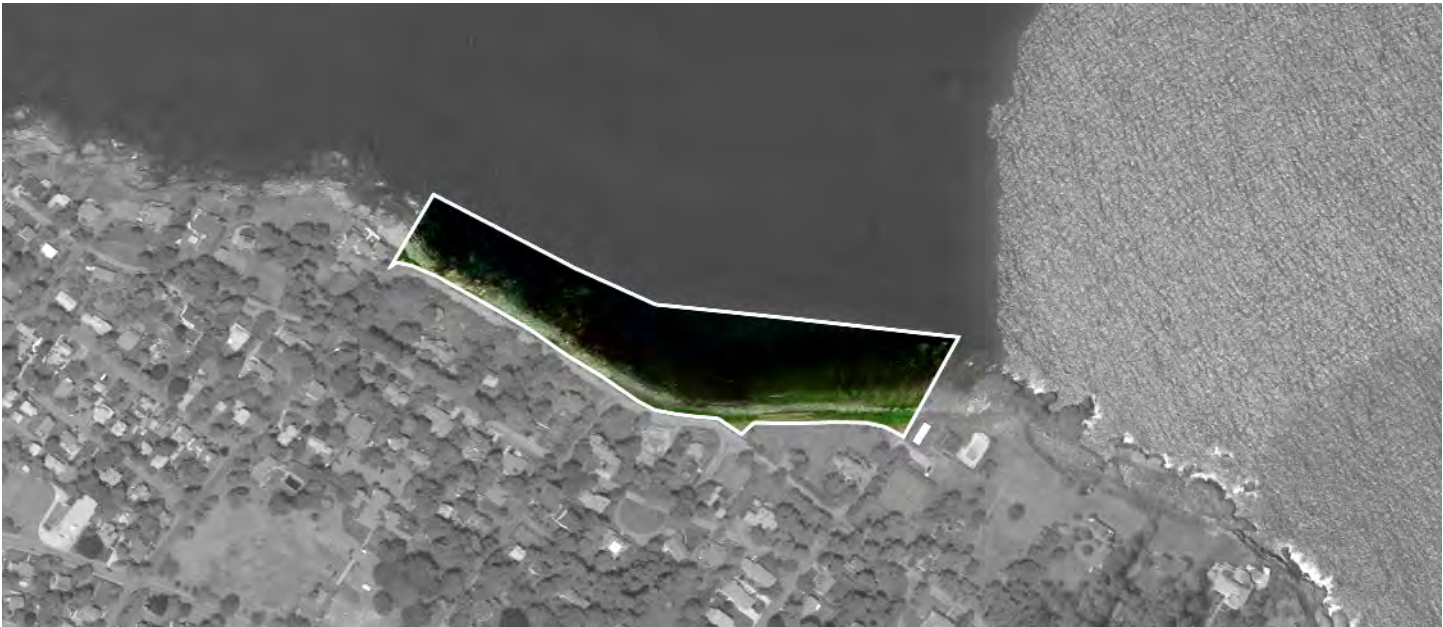
### **OPTIMIZE POTENTIAL**

Site Signage - park sign/map installed at the two access points (Lowlands parking lot, Irish Town); identify beach and provide use information (such as hours of operation, dog regulations)



# STONY BEACH

Zoning	NR
Size (Linear Ft)	~1,500
Surrounding Land Uses	Residential



SITE MAP

## Existing Conditions

Stony Beach is a long, rocky beach that runs along Marginal Road up to the northern end of Summer Street. Due to the stony nature of the beach, the area is most appropriate for beach viewing rather than sunbathing. The beach is coupled with a linear green space that runs along the beach edge between Hood and Summer streets. This lawn has two memorial benches in great condition, positioned to take in views of the ocean and beach.

The only evening lighting provided for the site are the streetlights along Marginal Road. Parking is not allowed on street, though there is space for two vehicles at the very end of Summer Street.

There's no signage provided at the beach or lawn area (other than for parking). There's only one marked entrance to the beach with is a single railing in poor condition near the western end of Marginal Road.

## Recommendations

Stony Beach is an interesting, smaller beach located on the north side of Nahant. As a rocky beach, it provides viewing opportunities but limited recreation access.

### OPTIMIZE CURRENT DESIGN

A quick and simple change can help the current use of Stony Beach. Trash barrels should be installed along the beach, helping to limit any litter.

### OPTIMIZE POTENTIAL

Site signage could be installed to identify the beach, provide a map of the extent of that beach area (and the associated public lawn space), and outline any pertinent use information. These signs may be installed at three locations: at the railing access point at the western end of Marginal Road, at the mid-beach point at the end of Winter Street, and the lawn area at the end of Hood Street. Additionally, the railing at the access point at the western end of Marginal Road could be replaced or repaired to improve visitor access to the rocky beach and landing area below.

P U A E

### OPTIMIZE CURRENT DESIGN

Install trash cans

### OPTIMIZE POTENTIAL

Site Signage - beach sign/map installed at the three access points (railing access point at western end of Marginal Road, mid-beach point at Winter Street, lawn area at end of Hood Street); identify beach and provide use information

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Repair/replace the railing at the western entrance point



# TUDOR BEACH, WHARF, AND MARJORAM PARK

Zoning	NR
Size (Linear Ft) Beach	~1,750
Size (Acres) Park & Wharf	~3
Surrounding Land Uses	Residential



Tudor Beach



SITE MAP

## Existing Conditions

Tudor Beach, the Tudor (Town) Wharf, and Marjoram Park are located on the southern side of Nahant. Tudor Beach runs along Willow Road from about Valley Road on the west to about Summer Street on the east. Tudor Beach is separated from the Wharf by some residential development and Marjoram Park. Tudor Wharf runs along Wharf Street. The Nahant Dory Club has been located on the Wharf for over 100 years.<sup>11</sup>

### Tudor Beach

Tudor Beach includes a linear green space that runs along Willow Road between the beach and the road. There is street lighting provided along Willow Road but no pedestrian-oriented lighting along the walkway. Parking is not allowed on either side of Willow Road though beach goers can park down Willow Road at the parking lot near the golf course and then walk to the beach. There are two marked pedestrian crosswalks available across Willow Road around the middle of the beach. Cyclists can easily access the beach via Willow

<sup>11</sup> Nahant Reconnaissance Report 2005, page 21



Marjoram Park



Tudor Wharf

Road and lock their bikes to an old bike rack at the far west end, though the rack is in poor condition and not appropriate for current bikes (those with quick-release tires).

An asphalt sidewalk runs along the seawall, with 21 wooden memorial benches randomly spaced along the sidewalk so visitors can look out toward the beach and water. The benches look fairly new and are in excellent condition. At various points along the walk, there are the small, standard red Nahant beach signs as well as a few separate dog regulation signs. The green space between the sidewalk and Willow Road is in fair condition but could use reseeding. There are scattered trees in the lawn area which are in fair condition. More trees could be planted for shade.

The railings on the sea wall could use repair and maintenance. The access points along the wall are in fair condition but could use maintenance. The metal stairs down to the beach are rusted and need repair and painting. The boat ramp at eastern end of beach is in poor condition and needs maintenance. There are also trash barrels at each beach entry, though no recycling barrels. One doggie waste bag dispenser is provided at the central entrance to the beach.

The beach is in excellent condition and provides a large area for residents to enjoy the water, sun and Dorothy Cove. During high tide, a majority of the beach is submerged.

### **Marjoram Park**

Marjoram Park is at the corner of Willow Road and Wharf Street and serves as both a neighborhood park and a connection between Tudor Beach and the Wharf. It has a long history including being used for the drying of fish flakes.<sup>12</sup> The land, then known as Marjoram Hill, was eventually purchased by the Town in 1906 for use as a park.<sup>13</sup>

The park offers passive use and includes six memorial benches with two benches in shady areas. One of the benches is completely broken and requires replacement while the other benches could use some attention. There's also a double picnic table offering picnicking for residents though it may be better served in a shaded portion of the park. There is one trash can located near the entrance to the Wharf; no recycling is offered at the park. Portions of the park could benefit from additional shade trees.

<sup>12</sup> Nahant Reconnaissance Report 2005, page 20

<sup>13</sup> Nahant Open Space and Recreation Plan 2008, page 22

Unlike many other parks in town, Marjoram Park does include an identification sign in the center of the space. The sign however is old and in need of some repair. There's also a regulatory sign regarding the leash law.

While the park is certainly a neighborhood park due to its size, it is next to the parking area for the Wharf - providing parking and access for visitors outside of the immediate area. There however are no bicycle facilities at the site to allow people to lock up their bikes. There are also no designated crosswalks near or at the park to provide safe crossing for residents who walk to the park. Additionally, there are no lights within the park but the street lights on Willow Road and Wharf Street provide some moderate lighting in the evening hours.

The park abuts the water along the southwest corner, and it's here that there is a minor walkway as well as railings to protect people from the elevation change. The railing requires repair and repainting. There are also concrete stairs that lead down to Crystal Beach, but these stairs are primarily submerged during high tide.

There are numerous mature trees scattered throughout the park especially on the hill portion of the land. These trees provide excellent shade opportunity throughout the space as well as bird nesting. There's a large tree stump near the picnic tables that should be ground, with a new tree or two to be planted in its place.

### **Tudor Wharf**

Tudor Wharf is marked by two larger structures as well as two small sheds: the Dory Club and the Harbormaster/Wharfinger's Building. All are in excellent condition and very well maintained. The Wharf also include decorative, black lighting along the edges.

The wharf is easily accessed by vehicle via Wharf Street with a number of parking spaces available. Many of the spaces are for boat storage, but drivers can also park with resident permit. Pedestrians must walk along Wharf Street, but a walkway is provided around the wharf by the buildings. There's also a walkway along the seawall that runs along the long parking lot area, however access is inhibited by boating equipment. Two large, older bicycle racks are at the very end of the wharf, the same style as the one at the western end of Tudor Beach.

There are a number of dog and parking restriction signs along the wharf area. No site-identifying signs are provided to inform visitors that they're at the Town/Tudor Wharf. Building signs are attached to the exteriors.

Visitors to the wharf can sit at the one bench provided at the flagpole at the end of the wharf. There are a number of picnic tables also located at the Dory Club. Trash cans are provided near the buildings at the end of the wharf as well as along the seawall along the long parking lot. No recycling cans are provided.

## Recommendations

The recommendations provided here are meant to create a cohesive and connected feature between Tudor Beach, Marjoram Park and Tudor Wharf. By implementing these recommendations, visitors will be able to easily get between all three locations and can improve awareness of these public features.

Visual representations of the recommended reprogramming and design changes to Tudor Beach, Wharf, and Marjoram Park can be found in Appendix E.

### **OPTIMIZE CURRENT DESIGN**

A new railing system could be installed along the seawall at both the beach and wharf walkways. New coastal-appropriate small shade trees (so as not to limit coastal views) may be installed starting at the western end of Tudor Beach along Willow Road, continue along Willow Road to Marjoram Park, and then continue down Wharf Street to the Wharf. An interpretative sign could be installed in the park area near the seawall or shaded hill area. The signs could provide environmental information and education about the harbor, fish, history, and natural habitat.

### **OPTIMIZE POTENTIAL**

Site signage could be installed at all three below locations. It's recommended that the signage use the same format for all three, providing location information, a map, and use information. New, higher-quality trash cans could replace existing trash cans throughout all three area. Dog bag dispensers as well as recycling cans may be provided at trash can locations at each area.

A continuous concrete sidewalk/walkway with a generous width could be installed to connect all three areas. The existing asphalt sidewalk along the beach seawall may be replaced with concrete, with the concrete sidewalk continuing to Marjoram Park. From there, the concrete pathway could then cut through Marjoram Park to then connect to the concrete walkway along the wharf seawall. That walkway at the wharf seawall may also be widened to ensure pedestrian access that's not limited by boat equipment. To further this effort, the decorative lighting currently installed at the end of the wharf could also be carried along the new concrete sidewalk/walkway that will connect the three areas.

### **Tudor Beach**

Many kayakers utilize this beach and the installation of a kayak rack would not only promote kayaking but also clean up the storage area. A crosswalk could be installed at either end of the beach across Willow Road, similar to the crosswalks that are in the middle of the beach area to improve pedestrian access and safety. The

old bicycle rack at the western end may be replaced with a modern, large bicycle rack that allows locking to the bike frame. A similar rack could also be installed at the eastern end of the beach. Small, unified informational signs could be installed at various points along the seawall railing to replace the various red beach and dog regulation signs.

### **Marjoram Park**

Public art was a common topic during the public feedback portions of the study. Marjoram Park is a great location with high visibility where temporary rotating art could be installed. This could be done through a program funded by the Cultural Council and run by local artists in the town. This installation program would further strengthen the park as a destination.

### **Tudor Wharf**

Similar to the beach, consideration could be given to adding another dinghy/pram rack at the wharf to organize and improve the boat storage. Additional benches could be provided at the end of the wharf (on the paved portion) looking south. The two older bicycle racks at the end of the wharf could be replaced with newer bicycle racks similar to the new ones for Tudor Beach.

**OPTIMIZE CURRENT DESIGN**

New railing system at the Wharf and Tudor Beach walkways

Install new coastal-appropriate small shade trees (so as not to limit coastal views) starting at western end of Tudor Beach along Willow Road, continue along Willow Road to Marjoram Park, then continue down Wharf Street to the Wharf

Interpretative Signage - install one or two signs near the seawall and shaded hill area in Marjoram Park to provide environmental information and education about the harbor, fish, history, and natural habitat

**OPTIMIZE POTENTIAL**

Install a kayak rack @ Tudor Beach

Install more dinghy/pram racks @ Tudor Wharf

Temporary public art installation (rotating feature) in Marjoram Park

Install a crosswalk or two at the Wharf Street and Willow Road intersection; install crosswalks at either end of the beach across Willow Road

Additional benches (facing south) at Wharf

Replace the bicycle rack at the western end of the beach and the two at the wharf with modern six-bike racks appropriate for locking to the bike frame rather than tire; install a similar rack at the eastern end of the beach as well

Informational Signs - install small, unified signs along the railings of Tudor Beach that include both the beach name, beach use information, and dog regulations

Site Signage - install (3) park signs with map that includes Tudor Beach, Marjoram Park, and the Wharf, to be located at western end of beach, in Marjoram Park, and at the Wharf; provide use information (such as hours of operation, dog regulations)

New, higher-quality trash cans along all three areas that include dog bag dispensers and recycling

Widen concrete sidewalk along Wharf parking lot, continue concrete path into Marjoram Park, connect to and replace Willow Road sidewalk with concrete

Upgrade lighting from Wharf along the concrete sidewalk in the Wharf parking lot up to Marjoram Park and then along the beach seawall sidewalk



# SPECIAL FACILITIES

## BANG’S TRUST

Zoning	NR
Size (Acres)	~0.17
Surrounding Land Uses	Residential



SITE MAP

### Existing Conditions

Bang’s Trust is a linear piece of natural green space along Summer Street at the eastern side of the intersection of Nahant Road and Summer Street. This piece of land is protected in perpetuity and acts as a natural green buffer zone.<sup>14</sup> This has been tamed by adjacent owners and should be reclaimed by the Town.

This parcel of land was gifted to the Town with a conservation restriction and is managed by the Conservation Commission.<sup>15</sup>

<sup>14</sup> Nahant Open Space and Recreation Plan 2008, page 35  
<sup>15</sup> Nahant Open Space and Recreation Plan 2008, page 110

Because the property is meant as a buffer zone, it's not intended for access or recreation. There's no on-street parking permitted, though not necessary. There's also no signage at the site to inform residents or visitors of the conservation intent of the land or identifying it. No paths or trails are available. Asphalt sidewalks along the site's edges along Summer Street and Nahant Road are in fair condition and allow people to view the site.

## *Recommendations*

Bang's Trust is a small piece of conservation land along Summer Street that acts as a green buffer. This programming and use should remain as such.

### **OPTIMIZE CURRENT DESIGN**

An interpretative sign should be installed (preferably at the corner of Nahant Road and Summer Street) to identify the land, explain the conservation protection, and note the plants and animals that exist there. The sign should also identify it as public land.

**P U A E**

### **OPTIMIZE CURRENT DESIGN**

Interpretative Signage - install one sign at the corner of Nahant Road and Summer Street to identify the land, explain the conservation protection, and note the plants and animals that nest there



## GREENLAWN CEMETERY

Zoning	NR
Size (Acres)	~5.3
Surrounding Land Uses	Residential, Commercial, Municipal



Primary Entrance



SITE MAP

### Existing Conditions

Greenlawn Cemetery and the Ellingwood Chapel are on the National Register of Historic Places and is the cemetery is the town's only burial ground. They are located on Nahant Road across from the Police Department. The cemetery features a stone wall and arched gate made from stone harvested at an old quarry on the site.<sup>16</sup>

There are three access points to the cemetery: the primary entrance at the arch on Nahant Road, a smaller secondary entrance just southeast of that entrance, as well as a rear entrance from High Street. The High Street entrance could use a bit of repair, and it was blocked by a large fallen limb during the site visit. While there is no parking allowed in the cemetery, there's on-street parking available on Sunset Road and High Street. There are no bicycle racks provided on the site. Although bikes aren't allowed in the cemetery, they could be provided outside at the Nahant Road and High Street access points. There's a marked (green) pedestrian crossing at the arch entrance across Nahant Road to the Police Station.

<sup>16</sup> Nahant Reconnaissance Report 2005, page 18



Cemetery Signage



View of Short Beach from Cemetery

A gravel path runs throughout the cemetery and is level, easy to navigate and in great repair. The gravel path runs from Nahant Road, past the chapel, around the veterans' memorial, and then to High Street.

Unlike many of the other open space areas in Nahant, Greenlawn Cemetery has a number of signs throughout the site. There's an etched-stone sign identifying the cemetery on the stone arch at the main entrance from Nahant Rd (though it's hard to read). There's also an interpretive sign in the middle of the cemetery with history and rules for the cemetery.

Three benches are provided to visitors throughout the cemetery: one bench next to the chapel and two others along the primary gravel path. All benches are of the same style and in good condition. There are also a number of trash cans provided to ensure the cemetery is kept clean: one at south entrance from Nahant Road, two at the main arch entrance from Nahant Road, and one near the veterans' memorial along southwest edge of the cemetery. All trash cans are in fair condition but of different styles.

Quite a few trees of different ages are located throughout the site. There are relatively newer trees running along Nahant Road and the cemetery.

## Recommendations

The Greenlawn Cemetery is an immaculately maintained feature in Nahant, with a splendid view of Short Beach and Nahant Bay. There are only a few minor improvements that can improve on the usability and aesthetic of this jewel.

### OPTIMIZE CURRENT DESIGN

The cemetery has a "rear" entrance via High Street. That entrance includes a gate, but the entrance area and gate are in need of repair and cleaning. Trash receptacles are provided throughout the cemetery to discourage littering but are of various styles. A single, unifying trash can style could be used throughout the cemetery.

### OPTIMIZE POTENTIAL

Although bicycles aren't allowed within the cemetery, visitors could be encouraged to bike to the cemetery (especially due to the lack of available parking). Bicycle racks could be provided just outside the cemetery to encourage this option: one small, double-sided rack at the main entrance on Nahant Road (on the sidewalk), and two similar racks (or one larger multi-bike rack) at the High Street entrance at the end of the road. There's a beautiful stone archway at the primary entrance on Nahant Road. Unfortunately the stone etching providing

background information about the site has become difficult to read. The etchings could be improved (re-etching and/or coloring).

**P U A E**

### **OPTIMIZE CURRENT DESIGN**

Repair and clean up the High Street entrance including the gate

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Replace the trash cans with ones of the same style

### **OPTIMIZE POTENTIAL**

Install small, double-sided bicycle racks: (1) at Nahant Road entrance on sidewalk and (2) at the High Street entrance at the end of the road

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Improve the etchings on the stone plaque at the archway entrance from Nahant Road



# COMMERCIAL RECREATION FACILITIES

## GOLF COURSE

Zoning	NR
Size (Acres)	27.4
Surrounding Land Uses	Residential, Commercial, Municipal, Open Space



SITE MAP

### Existing Conditions

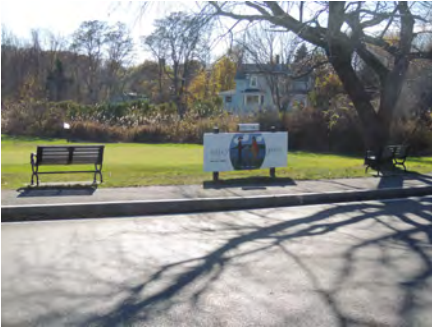
The golf course is the largest single tract of land in Nahant and is owned by the Town. Because the area frequently floods, there’s a system of pumps to dry the area out.<sup>17</sup> The series of small ponds in the golf course are remnants of the coastal lagoon, Bear Pond.<sup>18</sup> While the 9-hole golf course is Town-owned, it’s leased and privately run as Kelley Greens. The land had once been part of the F. Tudor Estate.<sup>19</sup>

There are three structures on the property: the main building being the Pro Shop on Willow Road, a small shed/pumping station next to the Pro Shop, and another storage shed behind the old military housing. Both

<sup>17</sup> Nahant Open Space and Recreation Plan 2008, page 8

<sup>18</sup> Nahant Open Space and Recreation Plan 2008, page 14

<sup>19</sup> Nahant Reconnaissance Report 2005, page 20



could use some repair and updating. As is typical for a golf course, there's no lighting on the course but street lighting is present along Willow Road.

There's a 32-space parking lot next to the Pro Shop for course users. The parking lot could use repaving and restriping.

There are two site signs identifying the golf course: a long, horizontal etched sign on Willow Road as you enter the course, and a second larger one of a different style along Spring Street. The Heritage Trail runs through the golf course on the western edge but is very difficult to locate. There's only one small Heritage Trail marker in this area.



Benches are located around the course for course users and the general public. Three benches are located near the golf course entrance at the Pro Shop. Two benches are also available on Spring Street near the site sign. All other furniture is for golfers only. Benches are in fair condition.

The largest pond (Bear Pond) behind the Pro Shop is receiving water for drainage from Flash Road and the Lowlands. The pond contains the pumping station infrastructure and metal discharge pipes that discharge over the sea wall across the street. This entire area is a critical part of Nahant's hydrological system. It collects stormwater from surrounding residential areas on higher ground and will inevitably be under water at times.

## Recommendations

The golf course, while owned by the Town, is privately run. Because of this, the actions recommended here are limited to those that will impact the public use or experience with the golf course.

### OPTIMIZE CURRENT DESIGN

The Pro Shop and shed structures require repair and upgrading. Similarly, screening elements like fencing and vegetation could be installed around the pumping infrastructure near Bear Pond to help limit the visibility of the equipment. Trash and recycling can should also be installed.

### OPTIMIZE POTENTIAL

As has been noted in the Bailey's Hill Park, Flash Road Recreation Facility, and the Lowlands recommendations, various upgrades and improvements are needed for for the Heritage Trail. The portion of the trail that runs through the golf course on the far western side of the property could have bark mulch or

packed gravel applied and additional trail markers. Doing so will help users of the trail understand where the route runs.

**P U A E**

**OPTIMIZE CURRENT DESIGN**

Repair and update the Pro Shop and shed structures

Add screening around the pumping infrastructure

Install trash and recycling cans

**OPTIMIZE POTENTIAL**

Improve Heritage Trail access through property by applying consistent material and additional markers

Interpretative Signage - install signs to explain the important role this area plays in flood storage



NAHANT ROAD

Zoning	N/A
Size (Miles)	2.01
Surrounding Land Uses	Residential, Commercial, Institutional, Municipal, Open Space



Nahant Road - Little Nahant



Existing Conditions

Nahant Road is the primary access into and through Nahant. The road has distinctly different experiences as it runs through different parts of the town. Those areas are best understood as: Little Nahant, Municipal, Residential, and Short Beach/Irish Town.



Nahant Road - Municipal

### Little Nahant

Nahant Road essentially starts in Little Nahant where the causeway ends. This area acts as the gateway to Nahant and establishes a first impression for visitors and residents alike. There's a large blue "Welcome to Nahant" sign visible to drivers as they enter town. A community message board is also located near the welcome sign. The grass area with these two sign elements also includes a single bench for visitors.

The decorative lighting along the Department of Conservation and Recreation (DCR) causeway ends at the transition from commercial to residential near the intersection of Wilson Road and Nahant Road. Street lighting then shifts to cobraheads on wood telephone poles. There are overhead power/telephone lines visible in this area as well.



Nahant Road - Residential

No on-street parking is permitted along this portion. The street has a number of repatching elements and has asphalt curbs. The sidewalk is asphalt, uneven in some portions as well as patchy, and only provided on the eastern side of this portion of the road. The DCR portion of the street features granite curbs, nice/clean asphalt street, and a smooth asphalt sidewalk. There's only one pedestrian crossing along this entire portion, at the intersection with Wilson Road.

Because the sidewalk runs along the street edge and the sidewalk width is limited, there are no street trees in this area. The overhead wires on the western side of the road also inhibit the potential for street trees.

### Municipal

This portion of Nahant Road runs between Summer Street and Wharf Street and features the Town Hall, Public Library, Post Office, and some commercial spaces.

Cobrahead lighting on metal poles runs along this portion of the road. There are no overhead power/telephone lines in this area.

No on-street parking is permitted except for 30-minute on-street parking in front of Town Hall. There are also no bicycle racks provided along the street even though there's a concentration of destination spots. The asphalt street is in great condition and has granite curbing. The sidewalks on both sides of the street are also asphalt, about four feet in width, in great condition, and even for easy access. There are two green painted crosswalks in this section: one in front of the Post Office and one in front of Town Hall.

A single bench is provided along the sidewalk between the Post Office and Town Hall. A trash can is also provided at this seating area.



Nahant Road - Short Beach & Irish Town

Similar to the Little Nahant portion, there are no street trees planted along Nahant Road. This is due to the sidewalk running against the street and limited width of the sidewalk for tree wells. There are a number of trees planted along the outside edge of the sidewalk though.

### **Residential**

The residential portion of Nahant Road makes up the majority of the street length: from Antigo Way to Summer Street and from Wharf Street to Swallow Cave Road. The primary land use in this portion is residential, though it does include the Police Department, cemetery, country club, and church.

Street lighting along this area is via cobraheads. Most of them are attached to metal poles, with a few on wood telephone poles. There are overhead power lines along sections of this portion of the road.

No on-street parking is allowed in this area. The asphalt street is in good repair with granite curbing. Bicycle racks aren't provided along this area, though should be provided at destination points such as the cemetery and Forty Steps Beach. Asphalt sidewalks are available on both sides of this portion of Nahant Road (of about 3-4 feet in width), all in fairly good shape with some portions of unevenness and cracking. No sidewalks are available east of the intersection with Cliff Street. There are only two marked (green) pedestrian crossings along this area: 1) at St. Thomas Aquinas Church, and 2) at the cemetery/Police Station.

There are no benches provided along this portion except for the Forty Steps Beach viewing area and a bench outside the cemetery. One trash can is provided at the Forty Steps Beach viewing area though due to the surrounding uses along this area of the road, trash cans aren't necessary.

Similar to the Little Nahant and Municipal portions, there are no street trees planted along Nahant Road. The limited width of the sidewalk doesn't allow for the installation of tree wells without limiting passage on the sidewalk. There are a number of trees planted along the outside edge of the sidewalk.

### **Short Beach / Irish Town**

The final section of Nahant Road runs from the north end of Short Beach to Antigo Way. This portion features Short Beach to the east, Veterans Park and the Lowlands on the west and then the commercial Irish Town at the southeastern end.

There are a number of buildings along the street in Irish Town. The buildings are not cohesive and have a residential feel rather than commercial. Six stone tall planters run along the sidewalk in Irish Town with small plantings, however, the planters are very large in comparison to the plantings making them a minor element.

Streetlights from Little Nahant to the southern end of the Lowlands are cobraheads on metal light poles (along the western side of road). Along the Irish Town portion, cobrahead lights are provided on the wood telephone poles primarily on the beach side of the road.

On-street parking is allowed in Irish Town, with a 30-minute limit. No on-street parking is permitted along the remaining portion. There are no bicycle racks along the street for this section. An asphalt sidewalk is provided along Short Beach. There is no sidewalk available along the Lowlands portion. Irish Town features a concrete sidewalk along the building portion of the street but it's in need of repair due to broken elements and uneven treatment. Three marked, green crosswalks are available in this portion: one at the Castle Road intersection, one at the Lowlands parking lot crossing to Short Beach, and one at the Irish Town crossing to Short Beach.

There are a few benches provided along the sidewalk in this section: one bench along the asphalt path between Little Nahant and the Life Saving Station, one at the mid-entrance to Short Beach just south of the Life Savings Station, one along the sidewalk between the Life Saving Station and Irish Town, and one in Irish Town outside a commercial space. One trash can is provided in this area next to the bench in Irish Town.

No street trees are provided in this area, though trees are located in the Lowlands and the park area running along Short Beach.

## *Recommendations*

Nahant Road is the primary access route with a high potential for first impressions of visitors to town and residents alike. The recommendations provided here are meant to create a cohesive and connected design palette while also improving usability along the road.

### **OPTIMIZE CURRENT DESIGN**

The pedestrian experience is a key area of improvement throughout Nahant Road. Sidewalks could primarily be asphalt, though concrete sidewalks may be used in prime destination locations like Little Nahant, Irish Town, and the municipal core.

The streetlighting could also be upgraded, though the style may be dependent on the surrounding area. The decorative streetlights from the causeway could be continued from the causeway through Little Nahant. Similar decorative lighting could be used in Little Nahant and the Municipal section, though at a reduced

height. A majority of the street has granite curbing, though the asphalt curbs in Little Nahant could be replaced with granite for consistency. Additionally, the overhead power lines in Little Nahant may be buried.

Consideration for street trees could be given in a few areas in order to help reduce the urban heat island effect of the roadway: western side of road in Little Nahant, northern side of road opposite Irish Town.

A number of actions can be applied to emphasize and support the commercial district in Irish Town. A facade improvement program could be created by the Town to assist commercial property owners to improve their buildings. The program can require property owners to comply with cohesive design guidelines. Along the same line, the Town could consider zoning changes for this commercial area by either revising current zoning regulations for the district or creating an overlay zoning district. Establishing something similar to a village-center overlay zone, the community would be able to provide for development incentives for increased commercial development while also establishing design requirements and guidelines to create a more cohesive and stronger commercial center. The Town could apply for district local technical assistance through the regional planning agency, the Metropolitan Area Planning Council, to develop the zoning changes or new zoning overlay regulations. The stone planters in Irish Town may be replaced with new, smaller planters that include more substantial and appropriate plantings.

### **OPTIMIZE POTENTIAL**

Bicycle riding is very popular along the pathway in the causeway linear park. Nahant could encourage visitors (and residents) to continue cycling through Nahant. Given the lack of visitor parking in Nahant, non-residents can still enjoy the town and easily access the town's various open space and recreation facilities. A primary way to encourage cycling, bicycle sharrows markings could be painted along the entire length of the street on both sides. Sharrows are shared-lane markings within the auto travel lane. They're used when there's not enough street width for dedicated, separated bicycle lanes (which is true for Nahant Road). Additionally, small, double-sided bicycle racks may be installed at various destination points along the road: two or three in Irish Town, one in front of the cemetery, and one in front of the Post Office.

Crosswalks could be installed to provide safer, more visible access at: Little Nahant Road, Ocean Street, Winter Street, Wharf Street, Cliff Street, and Swallow Cave Road. A new concrete sidewalk could be installed through Irish Town and along the Lowlands to the Short Beach pedestrian crossing. Portions of the sidewalk in the Residential portions may be repaired and evened out. Asphalt sidewalks could then be installed on both sides of Nahant Road east of Cliff Street to improve pedestrian access to Canoe Beach and East Point as well as along the Lowlands. Irish Town currently has one bench but a second bench may be installed using the same style bench.

## OPTIMIZE CURRENT DESIGN

LITTLE NAHANT - continue the causeway decorative lighting

LITTLE NAHANT - bury the overhead power/telephone lines

LITTLE NAHANT - continue the granite curbing from the causeway

LITTLE NAHANT - install street trees along the western side of street (after burying utility lines)

MUNICIPAL - replace the cobrahead lighting and metal poles with decorative lighting similar in style to the Little Nahant portion but at a reduced height appropriate for the neighborhood

MUNICIPAL - replace the asphalt sidewalk in front of the Post Office, Town Hall, and Public Library with a concrete sidewalk

SHORT BEACH/IRISH TOWN - revise current zoning district regulations or establish a zoning overlay to increase commercial development potential while also setting design standards and guidelines

SHORT BEACH/IRISH TOWN - implement a facade improvement program

SHORT BEACH/IRISH TOWN - bury the overhead power/telephone lines

SHORT BEACH/IRISH TOWN - replace the cobrahead lighting and wood telephone poles in Irish Town with the same decorative lighting in the municipal portion

SHORT BEACH/IRISH TOWN - replace the stone planters with new, smaller planters and more sizable plantings

SHORT BEACH/IRISH TOWN - repair/replace the concrete sidewalk in Irish Town

SHORT BEACH/IRISH TOWN - install street trees opposite Irish Town

16 JAMES AVENUE STEPS

Zoning	N/A
Size (Linear Ft)	69.5
Surrounding Land Uses	Residential



Northern Access Point to Stairway



SITE MAP

Existing Conditions

The 16 James Avenue Steps is a pedestrian staircase connecting Lenox Road and Wilson Road. The only lighting provided to the stairs is a single street light at the top of the steps. There’s no other lighting along the stairs even though it’s tight and can be dark even during the day.

No signage is provided at either end of the stairs to identify them nor inform users that it’s open to the public.

The stairs are in good condition though they could use some patching and resurfacing. The railing is in good repair but only provided on the western side of the stairs (the side without buildings running along it).

## Recommendations

Although this stairway is limited in size and scope, there are a few actions that can be taken to improve it as a connector trail.

### OPTIMIZE POTENTIAL

Low-level lighting could be installed along the stairs at hip and foot level to help light the path without impacting the residential properties nearby. To further ensure the safety of users, the stairs may be patched and resurfaced. Finally, site signage could be installed at both entry points of the stairs to identify them as the 16 James Avenue Steps as well as note that the public can utilize them.

P U A E

### OPTIMIZE POTENTIAL

Provide low-level lighting along the stairs

Site Signage - install signs at both ends of the stair to identify them and note public access

Patch and resurface the stairs



## NAHANT GREEN LOOP

Zoning	N/A
Size (Miles)	4.5
Surrounding Land Uses	Residential, Commercial, Institutional, Municipal, Open Space



### *Existing Conditions*

Nahant's open space and recreation areas are located throughout different parts of the town. Connector trails serve as excellent tools to provide residents and visitors access to these areas. Nahant Road and the Heritage Trail are significant connectors, but there's a gap of access along the southern side of the town.

The Nahant Green Loop has been identified as a connector route between the southern end of the Heritage Trail and the southern end of Nahant Road. This access route should emphasize pedestrian and bicycle travel to help limit the need for cars and parking. The streets that make up this loop include (from west to east): Willow Road, Cliff Street, Vernon Street, and Swallow Cave Road.

There's no bicycle infrastructure along the length of the Green Loop.

### **Willow Road**

The portion of the street running along the golf course lacks sidewalks on either side of the street. The portion from the golf course to Tudor Beach has asphalt sidewalks on both sides except for a short section on the north side close to the golf course entrance. The length of street along Tudor Beach has a sidewalk along the north side while the southern sidewalk runs along the seawall. The sidewalks between Ocean Street and Valley Road are either patchy and in need of repair or uneven and broken concrete sections. From Tudor Beach to 177 Willow Road, there are asphalt sidewalks on both sides of the street that are in good condition. Continuing from that point to Cliff Street, sidewalk is only provided on the north side of the street and made with asphalt in good repair.

### **Cliff Street**

Asphalt sidewalks are available on both sides of Cliff Street and in excellent condition.

### **Vernon Street**

There are no sidewalks on either side of Vernon Street, though there is plenty of available right-of-way to have them installed.

### **Swallow Cave Road**

Similar to Vernon Street, there are no sidewalks on either side of Swallow Cave Road. The available right-of-way on both sides makes it possible to have sidewalks put in place.

## *Recommendations*

The Nahant Green Loop is a new concept for a connecting route that can bring the Heritage Trail and Nahant Road terminus points together. The Loop will focus on promoting pedestrian and bicycle access. To that end, the recommendations relate to those uses while also identifying the route.

### **OPTIMIZE POTENTIAL**

“Nahant Green Loop” markers (similar to the Heritage Trail markers) could be created and installed along the length of the route to let users know the path to follow. These markers could be applied to existing telephone poles or metal street sign poles so as not to limit visual clutter.

As is recommended for Nahant Road, bicycle sharrow markings could be painted along the entire length of the route on both sides. The four streets that make up the loop are limited in width and therefore dedicated, separate bike lanes are not possible.

Sidewalks are present along much of the Loop, however, it's important that users have a consistent experience. Therefore, asphalt sidewalks with granite curbing could be used throughout. This would require some repair as well as replacement along a couple portions of Willow Road. Vernon Street and Swallow Cave Road do not have sidewalks on either side but space is available for sidewalks on both sides.

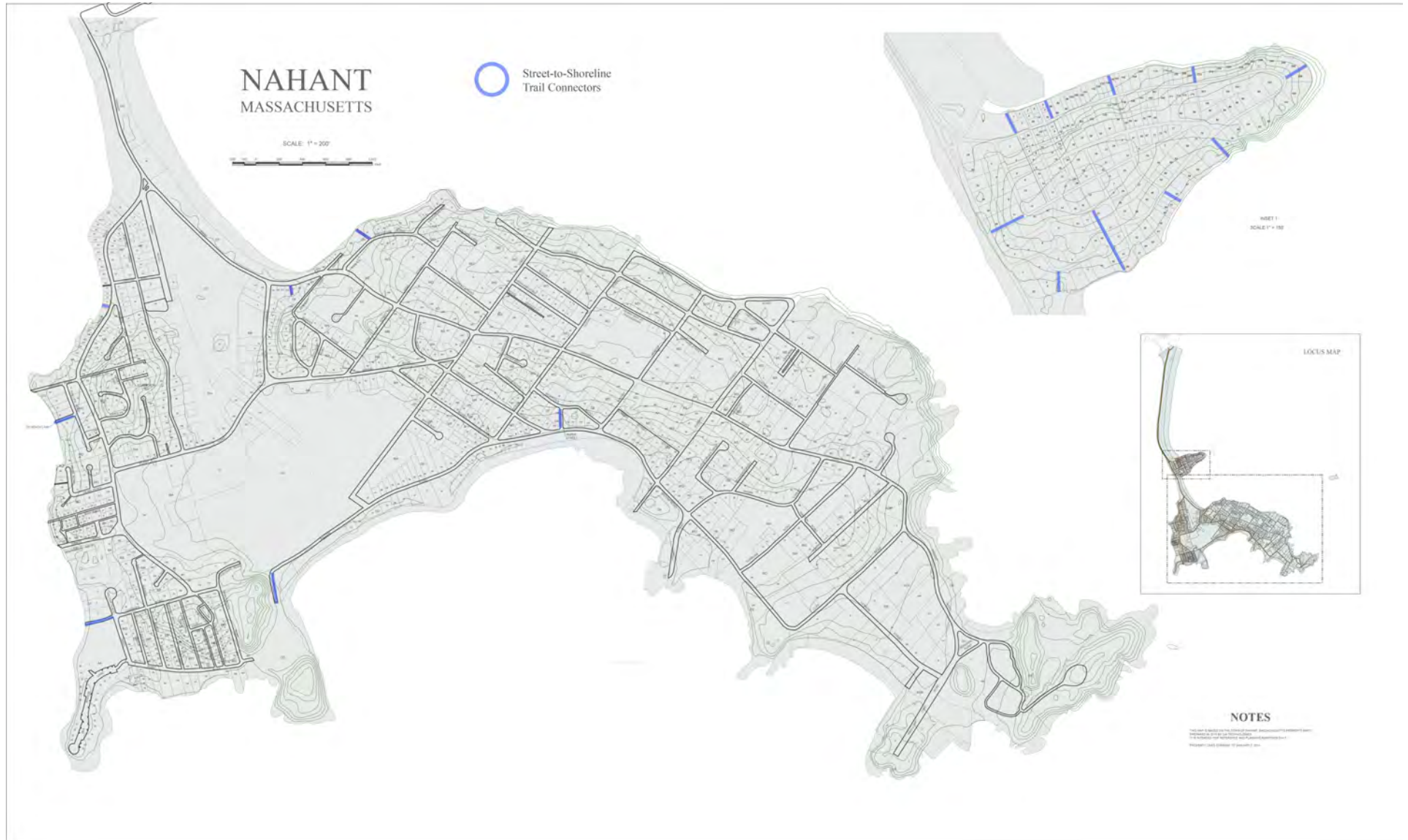
P U A E

OPTIMIZE POTENTIAL

Provide bicycle sharrow markings along entire length (both directions)
Install "Nahant Green Loop" markers on existing telephone poles and metal street sign poles (both directions)
Willow Road - repair and replace sidewalks with asphalt sidewalks (except for new concrete walkway along Tudor Beach to Marjoram Park)
Vernon Street - install asphalt sidewalks with granite curbing on both sides of the street
Swallow Cave Road - install asphalt sidewalks with granite curbing on both sides of the street



## STREET-TO-SHORELINE CONNECTOR TRAILS (STS TRAILS)



The Town has identified 17 right-of-ways (ROWs) that provide public access to the shoreline. These street-to-shoreline connector trails (STS trails) are of various design (from concrete ramps to grass lawn space) and sizes. To provide ease of access as well as improve the aesthetics of these STS trails, the Town may want to consider a redesign plan for each STS trail. While the Town could create a uniform design that could be used for

all STS trails, it is advisable to develop a unique trail design for each trail in order to address the specific site constraints and needed public safety features. This design exercise would also offer an opportunity to incorporate a design that contains standardized elements that serve as a visual indicator to the public that these are public access trails.

These important public resources are under threat of disappearing in many situations. Many of the adjacent property owners have begun to incorporate the land area of these ROWs into their own lot areas by landscaping or constructing private site improvements, thus removing them from public use. This is a trend that the Town must take seriously and actively work to reverse this action. The reclaiming of any lost ROW parcels should be pursued by the Planning Board and the Town Administration and such an effort will require the introduction of a proper level of legal resource needed to challenge the potential claims of ownership by adjacent property owners.

During the design charrette, it was noted that members of the community are looking for ways to incorporate more public art into Nahant. The Town may want to consider developing a Nahant Art Trail program. The program could offer residents the ability to sponsor one of these STS trails. Their sponsorship would allow resident artists to use the STS trail as their canvas by installing public art elements and/or painting hard surfaces (while maintaining access for users).

# APPENDICES

## APPENDIX A - REFERENCES

Massachusetts Department of Conservation and Recreation and Essex National Heritage Commission. *Nahant Heritage Landscape Reconnaissance Report*, 2005.

Mertes, James D. and James R. Hall. *National Park, Recreation, Open Space and Greenway Guidelines*, Arlington, VA.: National Recreation and Park Association, 1995.

Nahant Open Space Management and Land Acquisition Committee. *Management Plan for Henry Cabot Lodge, Jr., Memorial Park, East Point, Nahant, Massachusetts*. 1999

Nahant Open Space Management and Land Acquisition Committee. *Management Plan for Bailey's Hill, Nahant, Massachusetts*. 2003.

Nahant Open Space Management and Land Acquisition Committee. *Nahant Open Space and Recreation Plan*. 2008.

Stantec. *Short Beach Master Planning Recommendations, Nahant, Massachusetts - Draft*. April 24, 2012

# APPENDIX B - TOWN OF NAHANT ZONING DISTRICTS

Zoning District	Use Type
NR	Conservation / Passive Recreation
P	Public / Institutional
B1	Business
B2	Limited Business
R1	Single-Family Residential (20,000 - 39,999 sf)
R2	Single-Family Residential (5,000 - 14,999 sf)

## APPENDIX C - FLASH ROAD RECREATION FACILITY VISUALS

### EXISTING



# CONCEPT



## APPENDIX D - THE LOWLANDS VISUALS

### EXISTING



# CONCEPT



## APPENDIX E - TUDOR BEACH, WHARF, AND MARJORAM PARK VISUALS

EXISTING



CONCEPT



APPENDIX F - RECOMMENDED CROSSWALKS (COMPILED)

Throughout this *Master Plan*, a number of crosswalks were identified to help provide safe access to each of the Town’s open spaces. This section provides a compiled list of all crosswalks identified in this plan.

STREET NAME	CROSSING AT or INTERSECTION WITH
Castle Road	Harbor View Road
Castle Road	Ward Road
Nahant Road	Cliff Street
Nahant Road	Little Nahant Road
Nahant Road	Ocean Street
Nahant Road	Swallow Cave Road
Nahant Road	Wharf Street
Nahant Road	Winter Street
Spring Road	Dump Road
Trimountain Road	Gardner Road / Goddard Drive
Wharf Street	Willow Road
Willow Road	142 Willow Road
Willow Road	Valley Road

## APPENDIX G - LIST OF COMMON FEATURES AND ELEMENTS (COMPILED)

The *Master Plan* identified a number of common features and elements recommended for installation or improvement at the Town's open space and recreation facilities. The following list has been compiled to assist the community to determine a particular design or material for each of the features and elements so they can be used across all spaces in a uniform fashion.

CATEGORY	FEATURE / ELEMENT	PARK OR RECREATIONAL FACILITY
<b>Furniture</b>	Benches	Bailey's Hill Park Flash Road Recreation Facility Henry Cabot Lodge Park East Point Little Nahant Playground Pleasant Street Playground Short Beach Tudor Beach, Wharf, and Marjoram Park Veterans Park
	Picnic Tables	Bailey's Hill Park Canoe Beach Flash Road Recreation Facility Little Nahant Playground Pleasant Street Playground
<b>Access Paths</b>	Sidewalks - concrete, pavers, asphalt (material selection dependent on location)	Canoe Beach Nahant Green Loop Nahant Road (Little Nahant, Residential) Nahant Road (Short Beach/Irish Town, Municipal) Tudor Beach, Wharf, and Marjoram Park Veterans Park
	Pathways - bark mulch or packed gravel	Bailey's Hill Park Black Rock Beach Flash Road Recreation Facility Golf Course Henry Cabot Lodge Park East Point Heritage Trail Little Nahant Playground The Lowlands Veterans Park

CATEGORY	FEATURE / ELEMENT	PARK OR RECREATIONAL FACILITY
<b>Signage</b>	Interpretative signs (historic background, environmental information)	Bailey's Hill Park Bang's Trust Flash Road Recreation Facility Henry Cabot Lodge Park East Point Little Nahant Playground The Lowlands Short Beach Tudor Beach, Wharf, and Marjoram Park
	Site-specific signs (maps, usage regulations, universal leash law)	16 James Avenue Steps Bailey's Hill Park Black Rock Beach Canoe Beach Flash Road Recreation Facility Forty Steps Beach Henry Cabot Lodge Park East Point Little Nahant Playground The Lowlands Pleasant Street Playground Short Beach Stony Beach Tudor Beach, Wharf, and Marjoram Park Veterans Park
	Wayfinding signs (access routes)	Bailey's Hill Park Flash Road Recreation Facility Heritage Trail Nahant Green Loop
<b>Amenities</b>	Bicycle racks	Bailey's Hill Park Black Rock Beach Canoe Beach Forty Steps Beach Greenlawn Cemetery Henry Cabot Lodge Park East Point Little Nahant Playground The Lowlands Short Beach Tudor Beach, Wharf, and Marjoram Park Veterans Park

CATEGORY	FEATURE / ELEMENT	PARK OR RECREATIONAL FACILITY
	Playground equipment (age-specific where necessary)	Flash Road Recreation Facility Little Nahant Playground Pleasant Street Playground
	Recycling receptacles	Bailey's Hill Park Canoe Beach Flash Road Recreation Facility Henry Cabot Lodge Park East Point Little Nahant Playground The Lowlands Pleasant Street Playground Tudor Beach, Wharf, and Marjoram Park
	Shade trees (native)	Little Nahant Playground Nahant Road (Little Nahant, Short Beach/Irish Town) Tudor Beach, Wharf, and Marjoram Park
	Street lighting	Nahant Road (Little Nahant, Short Beach/Irish Town, Municipal) Nahant Road (Residential) Tudor Beach, Wharf, and Marjoram Park
	Trash receptacles	Bailey's Hill Park Black Rock Beach Canoe Beach Flash Road Recreation Facility Golf Course Greenlawn Cemetery Henry Cabot Lodge Park East Point Little Nahant Playground The Lowlands Pleasant Street Playground Tudor Beach, Wharf, and Marjoram Park